



Haxters End
Berkhamsted

Haxters End

Berkhamsted

Offers In Excess Of £550,000

entrance hall | kitchen | lounge/dining room | cloaks/WC | first floor landing | three bedrooms | family bathroom | rear garden | off road parking

A beautifully presented three bedroom end-of-terrace home offering contemporary styling, situated in a popular, recently developed area of the town. Schools and amenities are within walking distance.

Ground floor accommodation includes a generous lounge/dining room at the rear. From here a glazed door allows access to the garden. To the front, the kitchen features ample modern cabinetry with integrated oven, gas hob, fridge/freezer and washer/dryer. The entrance hall gives access to a convenient cloaks/WC, useful understairs storage, and stairs to the first floor.

On the first floor there are three good-sized bedrooms and a modern family bathroom.

Outside a side gate provides access through to the rear, where the enclosed garden features a patio and an area of lawn. There is also the benefit of off-road parking to the front.

A service charge of £29.14/month covers estate maintenance.

Services

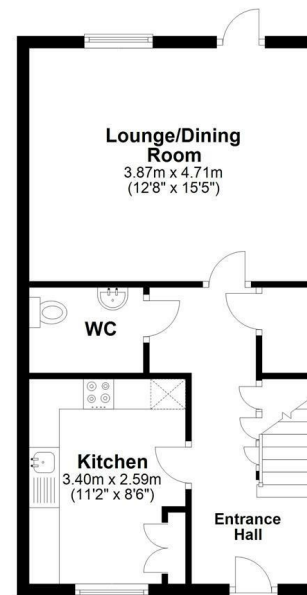
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

Situation

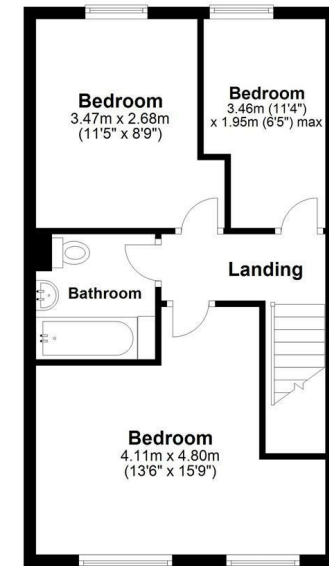
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Ground Floor
Approx. 41.9 sq. metres (450.7 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 84.3 sq. metres (907.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

