



Granville Road
Northchurch

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Offers In Excess Of £620,000

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

A beautifully presented three bedroom semi-detached family home with an additional garden room and the benefit of off-road parking, situated in a popular residential area just a short walk away from local amenities.

Steps lead up to the front door and into an entrance lobby with convenient cloaks/WC. This stylish extended home includes an impressive open-plan kitchen/dining room featuring contemporary cabinetry with island unit, plus space for a range cooker. Extensive glazing allows daylight to flood in, while french doors provide access to the garden. There is also a separate small utility. From the dining area, double doors open through to the living room which includes a feature fireplace and built-in storage.

The first floor comprises two double bedrooms, a single bedroom, and a modern family bathroom.

Outside, the property benefits from a large mature south-westerly facing rear garden backing onto open fields, and includes a sheltered paved terrace, generous lawn, and a timber garden room with power. There is off-road parking to the front.

Services

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

Situation

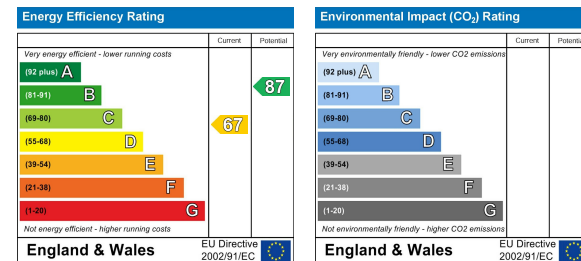
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

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Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

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



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