

Cross Oak Road

Berkhamsted

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Offers In Excess Of £625,000

porch | kitchen | lounge/dining room | first floor landing | two bedrooms | family bathroom | second floor landing | bedroom with ensuite shower | front & rear gardens | garage & off road parking

Conveniently situated a short distance from the town centre, this recently upgraded three bedroom, two bathroom modern townhouse further offers a garage and off road parking.

With accommodation arranged over three floors, this lovely home features a spacious open-plan lounge/dining room with french doors opening to the rear garden. The ground floor also includes a kitchen/breakfast room with modern cabinetry and integrated oven, gas hob and dishwasher.

The first floor comprises a double bedroom, single bedroom, and the family bathroom. On the second floor, a further double bedroom features a dressing area and a stylish, refitted ensuite shower room.

Outside, there is a small gravelled garden to the front, while the paved rear garden provides a sheltered spot to relax or entertain. Additionally, there is the benefit of a garage and parking at the rear. Situated in a popular residential area, Berkhamsted's thriving High Street is just a short walk away.

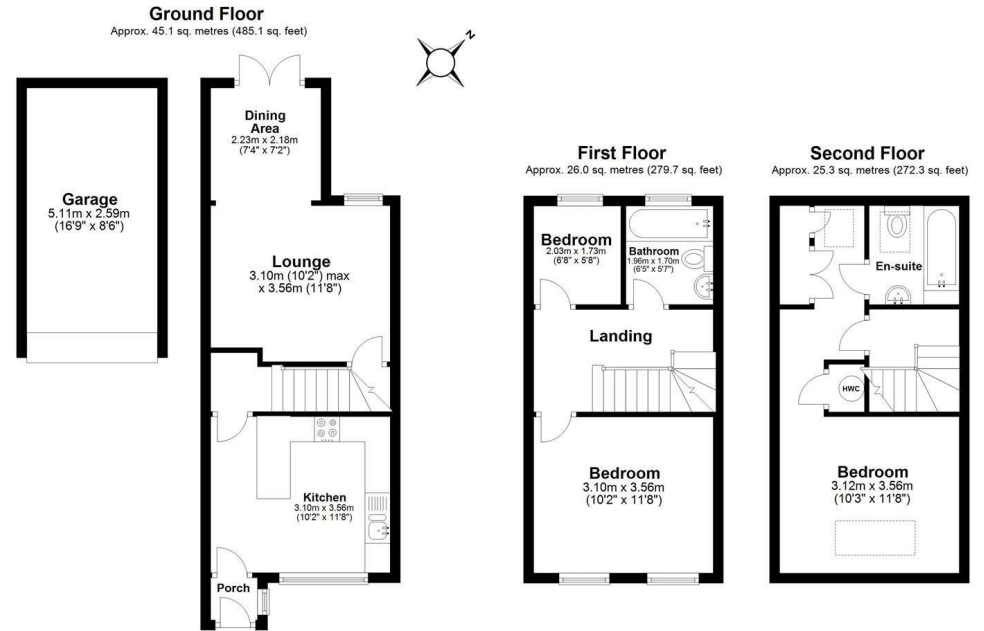
Services

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

Situation

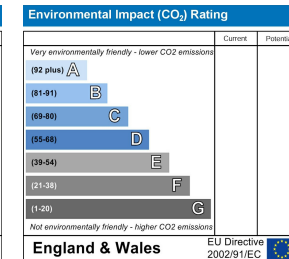
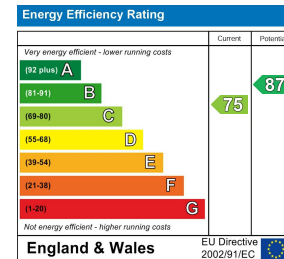
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

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



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