



# Nettleden Road

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## Offers In Excess Of £875,000

entrance hall | living room | dining room | breakfast room/study | kitchen | utility/boot room | shower room | cellar | first floor landing | two bedrooms | family bathroom | second floor landing | two bedrooms | front & rear gardens | two garages

A charming period property offering a wealth of original features and enjoying southerly aspect gardens, situated in the heart of this delightful Chilterns' community just 3 miles from the historic market town of Berkhamsted.

Located next to the church, this unique Grade II listed home features exposed beams and period details throughout. Ground floor accommodation includes a characterful living room with log-burner, quarry tiled flooring, and french doors opening to the garden. There is a separate formal dining room, plus a breakfast room/study. The traditionally-styled kitchen leads through to a utility/boot room and shower room beyond. A cellar is a useful addition.

The first floor comprises two good-sized bedrooms and the family bathroom. A further two attic bedrooms are located on the second floor.

Outside, the delightful established rear garden includes a brick paved seating area, generous lawns and mature planting. Two garages (in poor condition) are located approx 100 metres away. The property is superbly situated in an Area of Outstanding Natural Beauty with amenities just a short drive away.

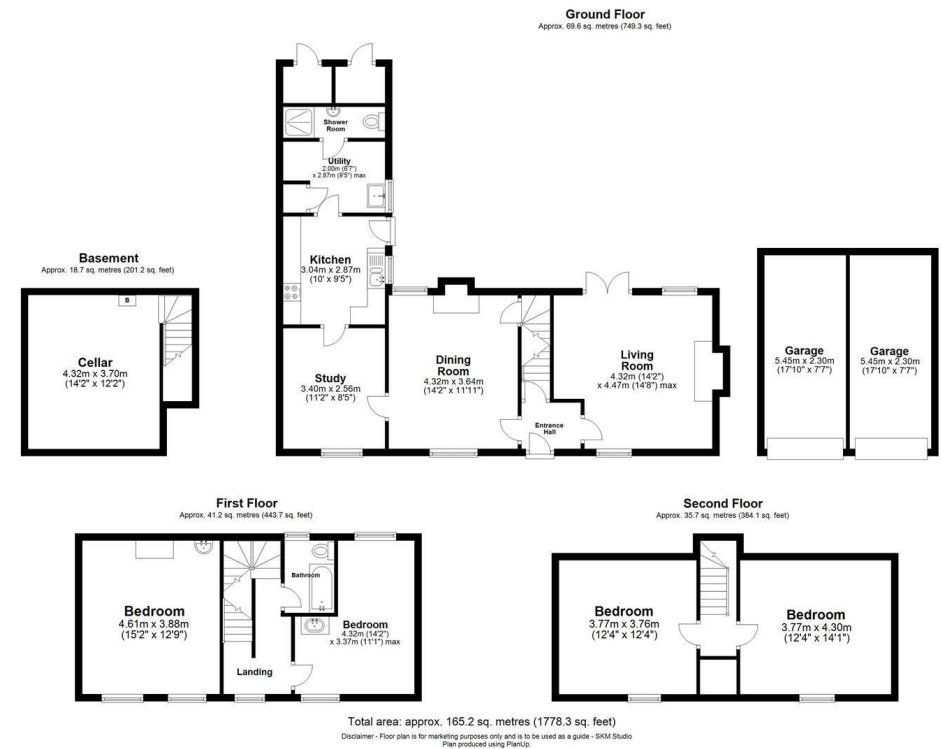
### Services

Mains water, electricity and drainage. Council tax band G (Dacorum).

### Situation

Nettleden is a pretty hamlet surrounded by rolling Chilterns' countryside. Local amenities are provided in the neighbouring villages of Little Gaddesden, Great Gaddesden and Potten End, while Berkhamsted offers a wider range of shopping, schooling, and recreational facilities. For commuters, the mainline station at Berkhamsted provides a fast and frequent service to London (Euston), and the M25 and M1 are close by.

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.



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