



Elizabeth II Avenue
Berkhamsted

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Offers In Excess Of £925,000

entrance hall | kitchen/breakfast room | utility | dining room | lounge | WC | first floor landing | master bedroom with ensuite shower | three further bedrooms | family bathroom | front & rear gardens | garage & parking

A modern four bedroom detached home offering stylish accommodation plus garage and parking, situated in a family-friendly recently-developed area of the town.

Beautifully presented throughout with contemporary fixtures and finishes, this stunning recently-built home includes a kitchen/breakfast room with high gloss cabinetry, integrated oven and gas hob, and french doors to access the garden. There is the benefit of a separate utility area. Reception space includes a dual-aspect lounge with french doors opening to the rear, and a separate dining room currently used as a play room. Ground floor accommodation is completed by a convenient WC.

The first floor includes a master bedroom with built-in wardrobes and modern ensuite shower room. A further three bedrooms are served by the family bathroom.

Outside, the enclosed rear garden features a large paved terrace leading onto an area of lawn. At the front, there is the benefit of a single garage and block-paved driveway parking.

Service charge of £250/year.

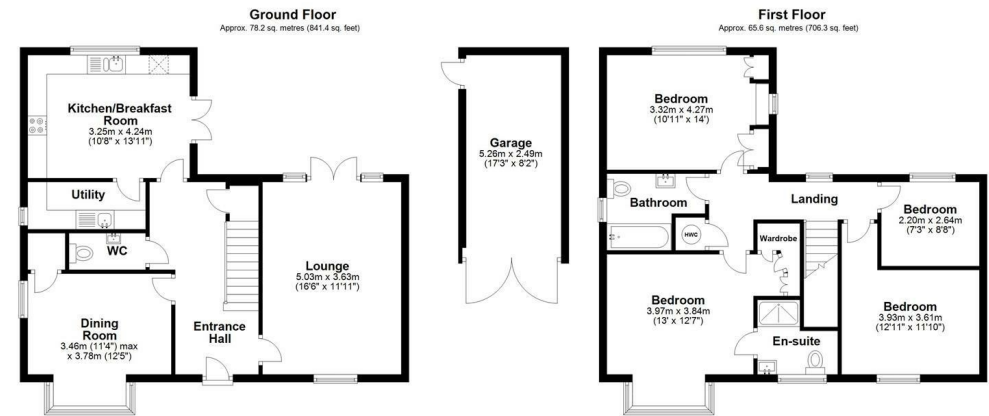
Services

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

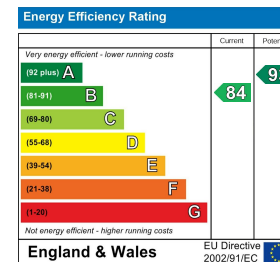
Situation

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).

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Total area: approx. 143.8 sq. metres (1547.8 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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