



Offers In Excess Of £595,000

entrance hall | open-plan kitchen/dining/living room | WC | first floor landing | three bedrooms | family bathroom | garden office with ensuite shower | rear garden | off-road parking

A stylish end-terrace three bedroom family home benefitting from a garden office/gym and ample off-road parking, situated within easy reach of schools and leisure facilities, and about a mile from the town centre.

Beautifully presented accommodation includes a spacious living room opening through to the kitchen/dining room, where bi-fold doors allow access to the rear. Contemporary kitchen cabinetry is complemented by wooden worktops and benefits from integrated double oven/grill, induction hob, fridge/freezer and washer/dryer. The ground floor is completed by a convenient WC, located off the entrance hall.

The first floor comprises three good-sized bedrooms and a modern family bathroom. The rooms at the rear enjoy expansive views over the valley.

Outside, there is the convenience of off-road parking at the front for three vehicles. A side gate allows access through to the rear where a large paved terrace steps down to an area of lawn with attractive planting. A contemporary cedar-clad garden office/gym with ensuite shower room is a terrific asset, and could serve as an additional bedroom if required.

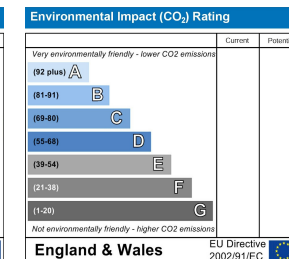
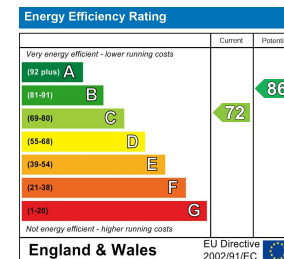
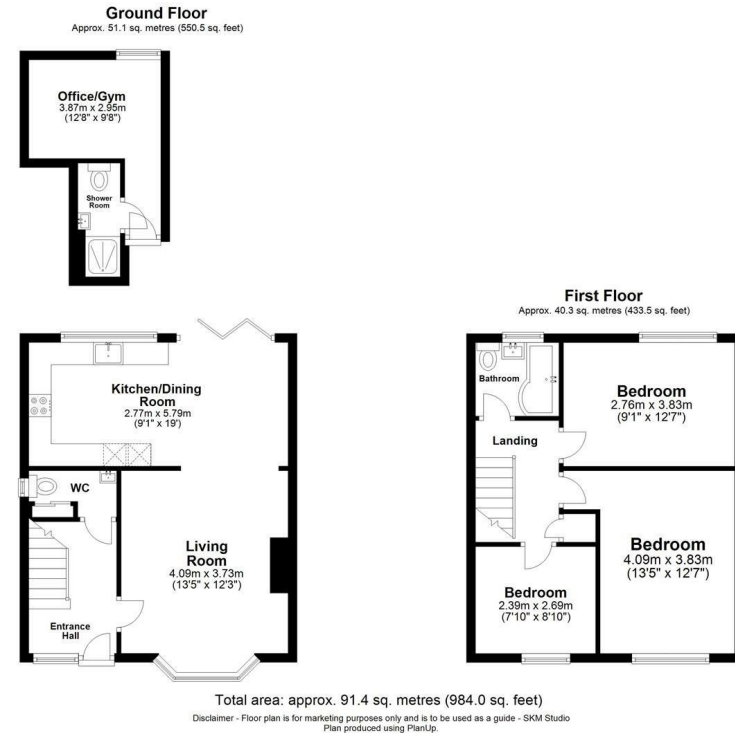
Services

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 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.



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