



Mortain Drive  
Berkhamsted



# Mortain Drive

Berkhamsted

## Offers In Excess Of £590,000

porch | lounge/dining room | kitchen | first floor landing | three bedrooms | family bathroom | garage & driveway parking | rear garden

A modern three bedroom semi-detached family home benefitting from a garage and driveway parking, situated in a popular residential area close to the highly regarded Bridgewater school and just over a mile from the station.

A porch/lobby opens into the generous dual-aspect lounge/dining room, which benefits from sliding patio doors leading out to the rear garden. The separate kitchen is fitted with contemporary white cabinetry with contrasting worktops, and includes a cooker with extractor plus integrated fridge and freezer.

The first floor comprises three good-sized bedrooms and a spacious modern family bathroom.

Outside, the front garden includes lawn and mature planting, along with a single integral garage and block-paved driveway parking for two/three vehicles. There is gated side access to the enclosed hard-landscaped rear garden, which features an attractive paved terrace with raised border, and steps up to a further sunny seating area with decking, artificial turf and a glass balustrade.

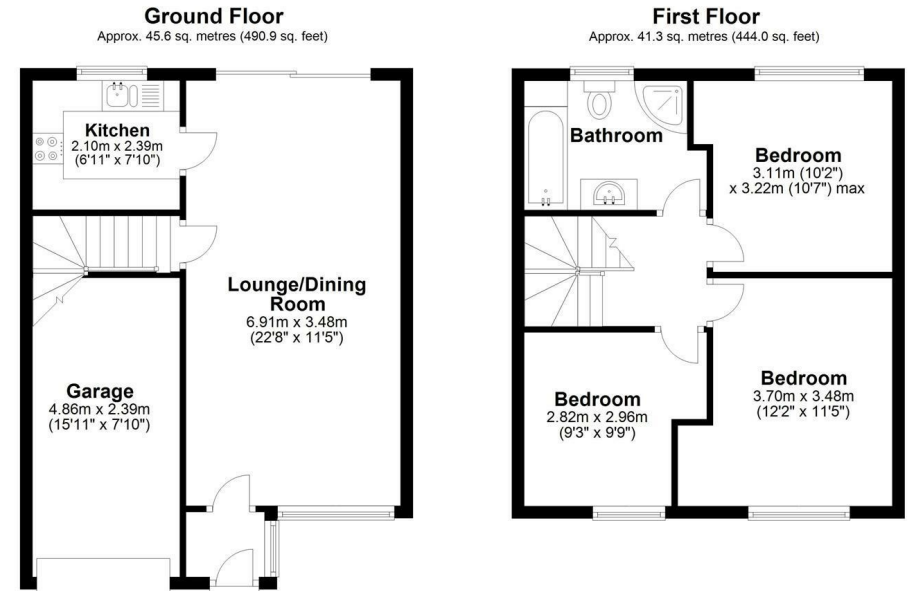
### Services

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

### Situation

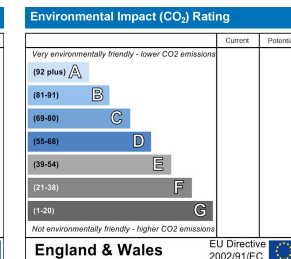
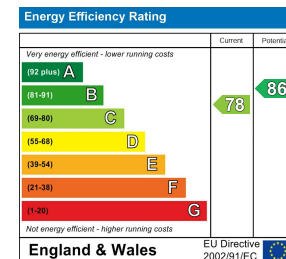
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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



Total area: approx. 86.9 sq. metres (935.0 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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