



Brook Lane
Berkhamsted

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Offers In Excess Of £700,000

entrance hall | WC | kitchen/dining room | first floor landing | lounge with balcony | bedroom with ensuite bathroom | second floor landing | bedroom with ensuite shower | further bedroom | driveway parking | external store room | rear garden

A three bedroom townhouse set in a stunning canal-side position offering versatile accommodation and off-road parking, in a cul-de-sac setting within easy walking distance of the High Street and Berkhamsted station which serves London via Euston station.

With accommodation arranged over three floors, this modern family home features a spacious open-plan kitchen/dining room with french doors opening to the rear garden. High gloss kitchen cabinetry includes integrated ovens, gas hob, dishwasher and washing machine. The ground floor is completed by a WC, conveniently located off the entrance hall.

A large lounge on the first floor benefits from french doors leading out to a balcony, which enjoys lovely views of the canal. The bedroom on this floor features an ensuite bathroom.

A further two bedrooms are located on the second floor, one of which benefits from excellent fitted storage and an ensuite shower room.

Outside, there is off-road parking for 2 vehicles to the front along with a useful store room. At the rear, the enclosed garden features low maintenance artificial turf. There is gated access to the towpath of the Grand Union canal; a scenic walking route to the town centre.

Services

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

Situation

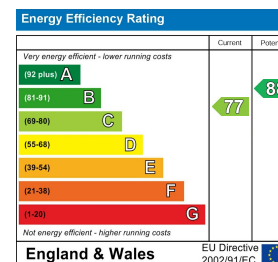
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

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Total area: approx. 116.8 sq. metres (1257.7 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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