

Brimstone Walk  
Berkhamsted

# Brimstone Walk

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## Offers In Excess Of £875,000

entrance hall | living room | kitchen/dining room | utility | WC | first floor landing | double bedroom with ensuite | three further bedrooms | family bathroom | loft room | single garage & driveway parking | rear garden

A modern four bedroom link-detached family home offering exceptional space plus garage and parking, situated in a popular residential area within easy reach of the well-regarded Bridgewater Primary School.

Beautifully presented throughout, accommodation includes a generous living room which benefits from a wood-burning stove. At the rear, an impressive open-plan kitchen/dining room features french doors opening to the garden. Contemporary kitchen cabinetry includes an island unit plus integrated oven, gas hob, dishwasher, fridge/freezer and wine fridge. A dedicated utility room is a useful addition. The hallway provides ample cloak space, and gives access to a convenient WC.

On the first floor, all four bedrooms are generously proportioned. One bedroom benefits from an ensuite shower room, while the other three are served by the modern family bathroom. A useful timber-clad loft room with velux window is accessed via a drop-down ladder from one of the bedrooms.

Outside, there is the benefit of a single garage and driveway parking. The enclosed rear garden features a paved terrace stepping up to a raised area of lawn with established planting and a further seating area.

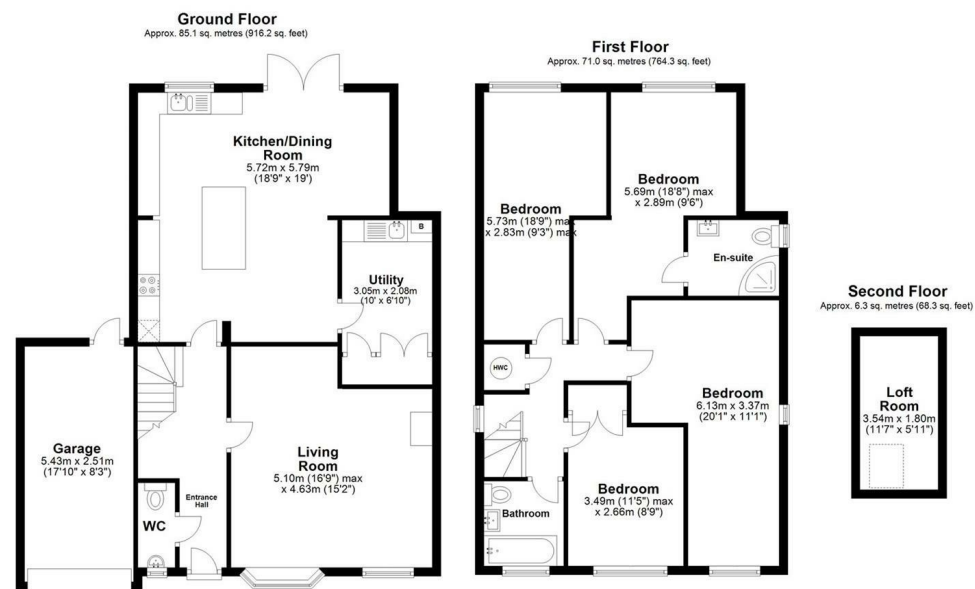
### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum). Service charge of £55/year.

### Situation

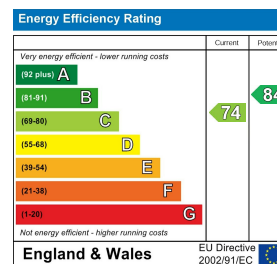
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

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Total area: approx. 162.5 sq. metres (1748.8 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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