



Highfield Road
Berkhamsted

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Offers In Excess Of £490,000

lounge/dining room | kitchen | wet room | first floor landing | bedroom with ensuite bathroom | bedroom with mezzanine | rear garden

A two double bedroom character cottage conveniently situated within easy reach of the town centre and the mainline station.

A spacious open-plan lounge/dining room features a brick fireplace with wood-burning stove, built-in storage, and wood flooring. At the rear, the kitchen is fitted with modern cabinetry and includes a range cooker and white goods. French doors allow access to the garden. The ground floor also benefits from a shower/wet room.

Stairs from the dining area lead up to the first floor where there are two good-sized bedrooms. The rear bedroom features an ensuite bathroom, while the front bedroom includes a useful mezzanine area with velux window.

Outside, the pretty rear garden features a sheltered decked seating area and mature planting. A shed provides useful storage.

The shops and restaurants of Berkhamsted's thriving High Street are just a few minutes' walk away.

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.

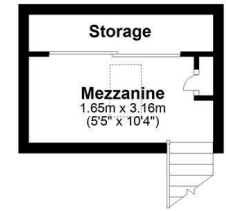
Ground Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor
Approx. 24.4 sq. metres (262.2 sq. feet)



Second Floor
Approx. 8.7 sq. metres (93.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 61 | 78 |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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