



Darrs Lane | Northchurch | HP4 3RH
Offers In Excess Of £950,000



VIEWINGS FROM SATURDAY 12TH OCTOBER. VIDEO. This stunning five bedroom detached home has been newly extended and comprehensively upgraded, showcasing a fresh and modern design throughout. The property is ideally situated close to local shops and amenities. NO CHAIN.

entrance hall | kitchen/dining room | utility | living room | family room | WC | bedroom five with ensuite shower | first floor landing | principal bedroom with walk-in wardrobe & ensuite shower | three further bedrooms | family bathroom | driveway parking | rear garden

A modern, bright, and spacious family home. Beautifully presented and exceptionally well-equipped, featuring luxurious bathrooms and kitchen, HIVE smart thermostat, hot water tap and Ring camera doorbell. All new fittings come with guarantees for added peace of mind. Storage has been maximised throughout.

The ground floor includes a large living room featuring double doors connecting to both the kitchen and hallway. At the rear, the impressive kitchen/diner is fitted with dove grey painted cabinetry complemented by quartz worktops, and comes with integrated ovens, hob, extractor and dishwasher. Expansive glazed doors open to the garden. Additionally, there's a versatile family room that could serve as a home office, as well as a bedroom with an ensuite shower room, ideal for guests or easy single-level living. A convenient WC completes the accommodation on this floor.

On the first floor, you'll find four good-sized bedrooms, including a principal suite with a walk-in wardrobe and ensuite shower. The remaining bedrooms are served by a newly-fitted family bathroom.

Outside, the property benefits from driveway parking for several vehicles. Conveniently, there is gated side access through to the southeasterly-facing landscaped rear garden. This modern outdoor space features a large patio, raised borders and lawn; a perfect spot to enjoy the sun.

Services

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

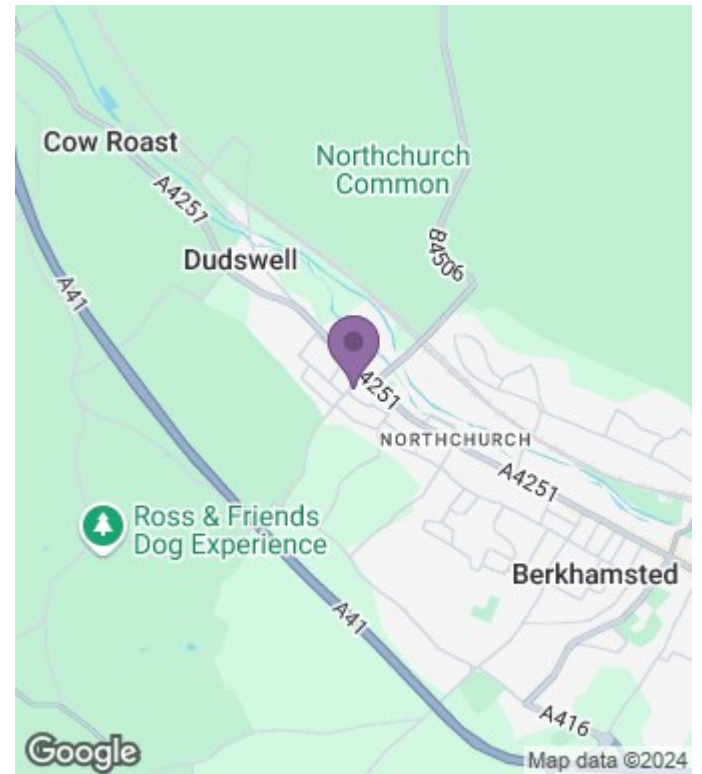
Situation

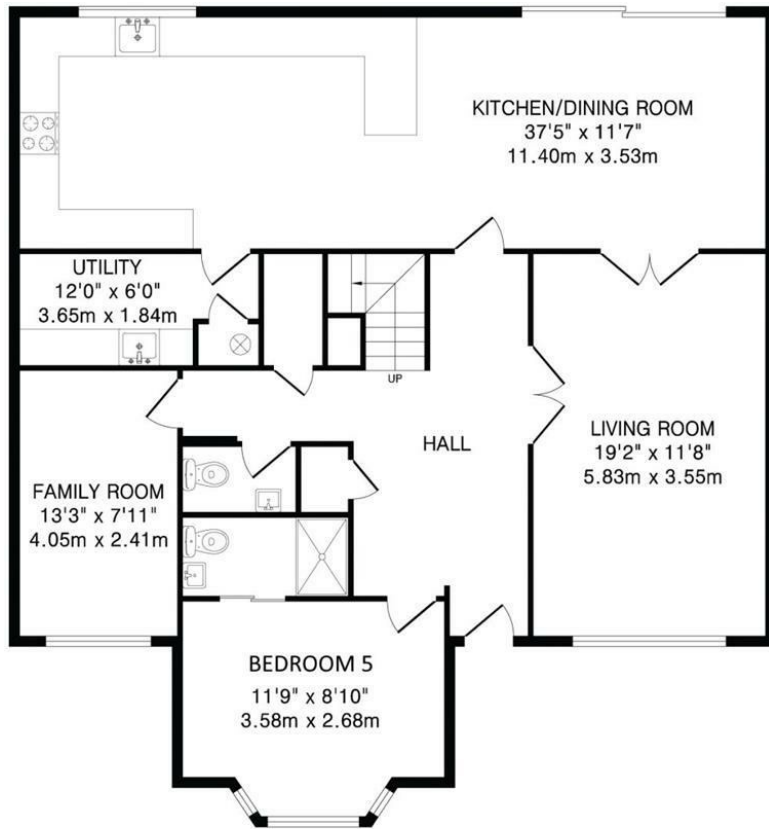
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.





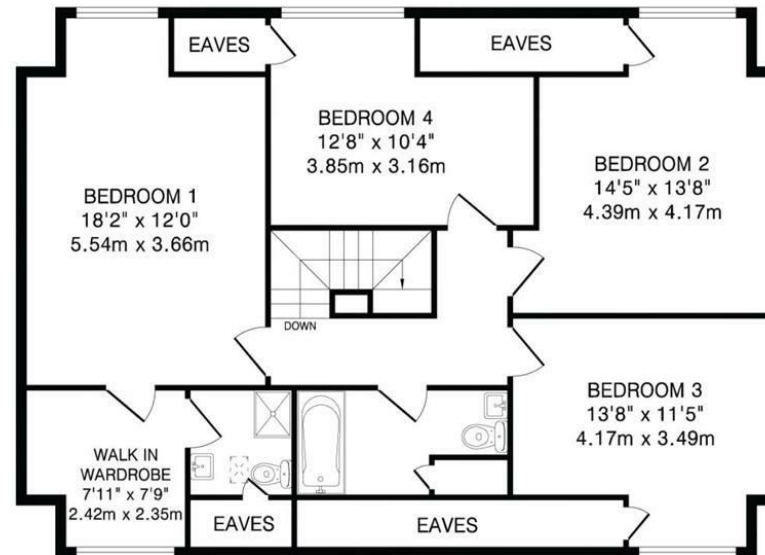
- 2,132 square feet
- Refurbished throughout
- Two ensuite bedrooms
- Three further bedrooms
- Generous kitchen/diner
- Contemporary fixtures & fittings
- SE aspect rear garden
- Ample off-road parking
- Short walk to amenities
- NO CHAIN





Ground Floor

1264 sq.ft. (117.4 sq.m) approx.



First Floor

868 sq.ft. (80.6 sq.m) approx.

TOTAL FLOOR AREA: 2132 sq.ft. (198.0 sq.m) approx.

This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Council Tax Band: D
Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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