



Bridle Way
Berkhamsted



Offers In Excess Of £1,100,000

entrance hall | living room | kitchen | utility | sitting/dining room | study/bedroom with ensuite shower | WC | first floor landing | two ensuite bedrooms | two further bedrooms | family bathroom | front & rear gardens | garage & driveway parking

A comprehensively upgraded and extended four/five bedroom detached family home offering excellent living space plus garage and driveway parking. Ideally located for the Bridgewater School, it is also just moments away from scenic countryside walks.





Beautifully presented throughout, stylish accommodation includes a large part-vaulted living room with views to the front. At the rear, an impressive semi-open plan kitchen, dining and sitting room features ample kitchen cabinetry with a range of appliances to include an oven, gas hob, dishwasher, microwave and wine cooler. Skylights and expansive bi-fold doors allow natural light to flood in. A dedicated utility room is a useful addition for busy family life, while a WC is conveniently located off the hallway. The study/fifth bedroom benefits from an ensuite shower room.

Upstairs, two good-sized bedrooms feature contemporary ensuites. A further two bedrooms are served by the modern family bathroom.

Outside

At the front, a double garage and block-paved driveway provide ample off-road parking.

There is side access through to the southwesterly-aspect rear garden, which enjoys both paved and lawned areas.

This superb family home provides everything you need for comfortable modern living, in a popular location close to the highly regarded Bridgewater school. Also within walking distance of the station and town centre.

Tenure

Freehold.



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (Dacorum).

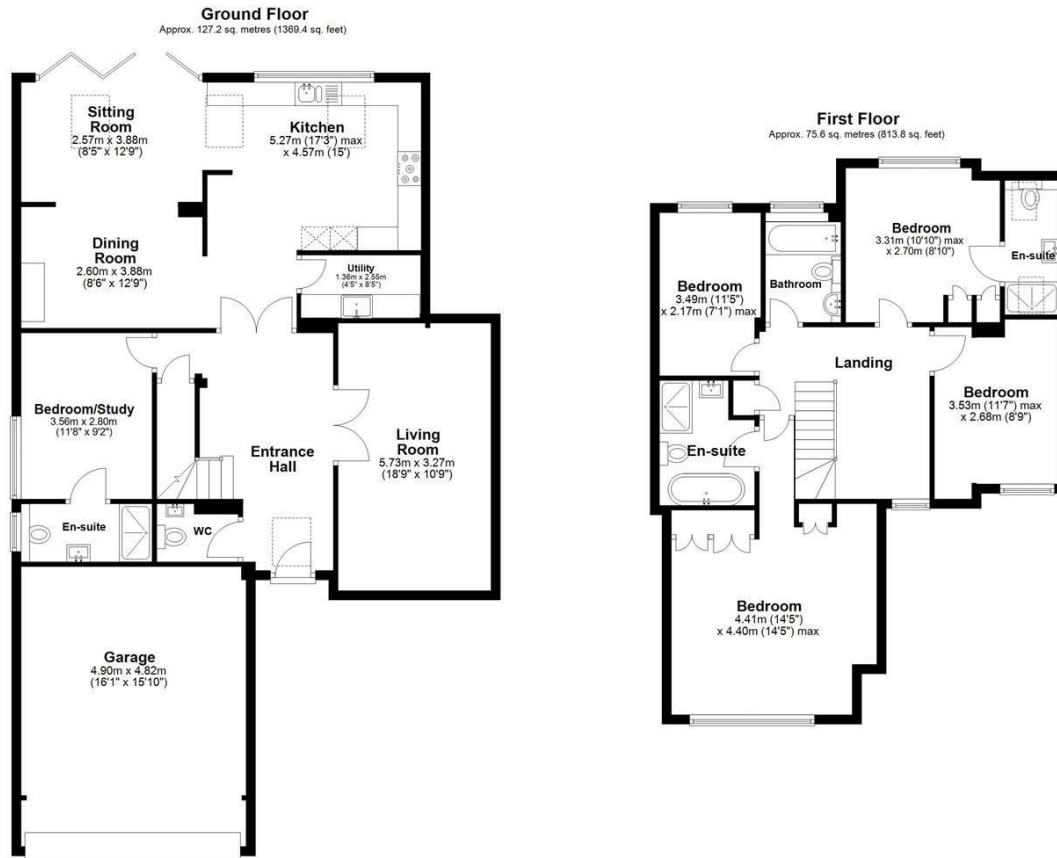
Situation

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. 202.8 sq. metres (2183.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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			
England & Wales		72	78
		EU Directive 2002/91/EC	



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.

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