





Offers In Excess Of £575,000

entrance hall | kitchen/breakfast room | lounge/dining room | WC | first floor landing | master bedroom with ensuite shower | two further bedrooms | family bathroom | rear garden | garage & driveway | NO CHAIN

A modern three bedroom semi-detached home benefitting from a garage and off-road parking, set in an attractive cul-de-sac just a short walk from local village amenities.





Presented in neutral tones throughout, this lovely home includes a generous lounge/dining room, with french doors opening to the rear terrace. The separate kitchen is well-equipped offering plenty of storage along with an integrated oven, gas hob, fridge/freezer, dishwasher, and a free-standing washing machine. For added convenience, there is also a WC on the ground floor.

Upstairs, the master bedroom features built-in wardrobes and a modern ensuite shower room. Two additional bedrooms are served by the family bathroom.

Outside

The rear garden is a lovely space with a paved seating area, lawn, and mature planting, perfect for outdoor relaxation.

At the front, there is the benefit of a single garage and off-road parking.

This is an ideal family home, enjoying a peaceful cul-de-sac setting with local services nearby. For those requiring access into London, Berkhamsted's mainline station is just over a mile-and-a-half away.

Tenure

Freehold.

Maintenance charge of £405 per annum to cover costs of Residents Association.



Services

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

Council tax band E (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.

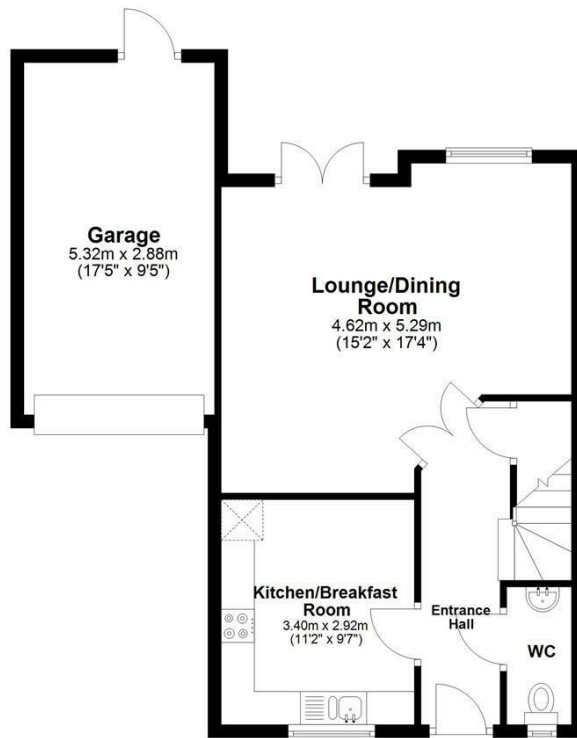


Applecroft

Northchurch

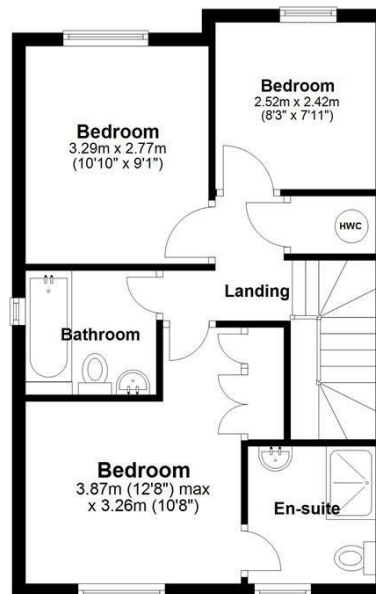
Ground Floor

Approx. 59.5 sq. metres (640.4 sq. feet)



First Floor


Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 103.3 sq. metres (1112.1 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		77	9
(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		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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