



Sheldon Way  
Berkhamsted





## Offers In Excess Of £850,000

entrance hall | kitchen/dining room | WC | first floor landing | living room | two bedrooms | family bathroom | second floor landing | two ensuite bedrooms | single integral garage & parking | rear garden

This stunning four-bedroom townhouse is beautifully presented, offering spacious and versatile accommodation over three floors. Situated in an enviable location moments from the Grand Union canal, the vibrant High Street and the station are just a short walk away.







Inside, you're greeted by a welcoming entrance hall that leads to the impressive kitchen/dining room. The light-filled kitchen is fitted with contemporary cabinetry, and comes with integrated ovens, gas hob, and dishwasher. With a wood-burning stove and two sets of french doors opening to the garden, the dining area is a perfect space for family time or entertaining. There's the convenience of a downstairs WC, and also direct access into the garage. On the first floor, the bright and airy living room is a real standout space benefitting from french doors opening onto a private balcony.

Two of the bedrooms and a modern family bathroom are located on the first floor. The top floor offers a further two generous double bedrooms, each benefitting from an ensuite shower room. All four bedrooms enjoy french doors opening onto Juliet balconies, allowing natural light to flood in.

#### Outside

The attractive rear garden has been landscaped for both style and practicality. A decked area provides the ideal setting for outdoor dining, while an area of artificial turf is perfect for children. Fully enclosed by fencing, a rear pedestrian gate with secure coded access adds an extra level of convenience.

In addition to the driveway, which accommodates two cars, the property also features an integral single garage. Should you need more living space, there's potential to convert both the garage and the loft area (subject to obtaining any required consents).



#### Tenure

Freehold.

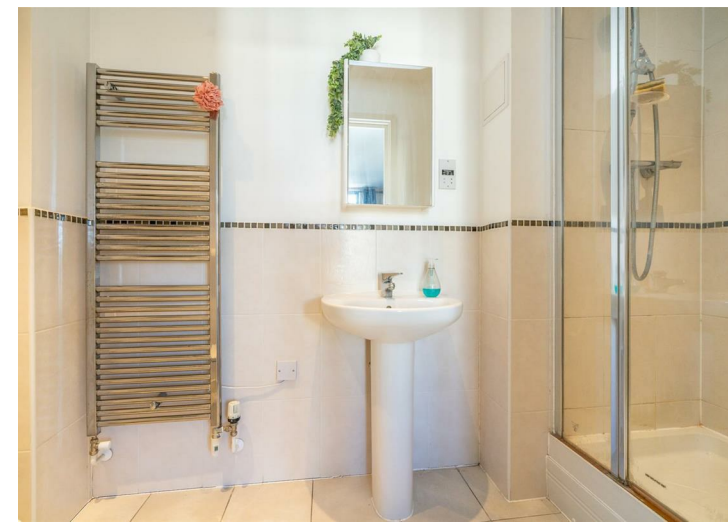
Service charge of approximately £169 payable every 6 months.

#### Services

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

#### Situation

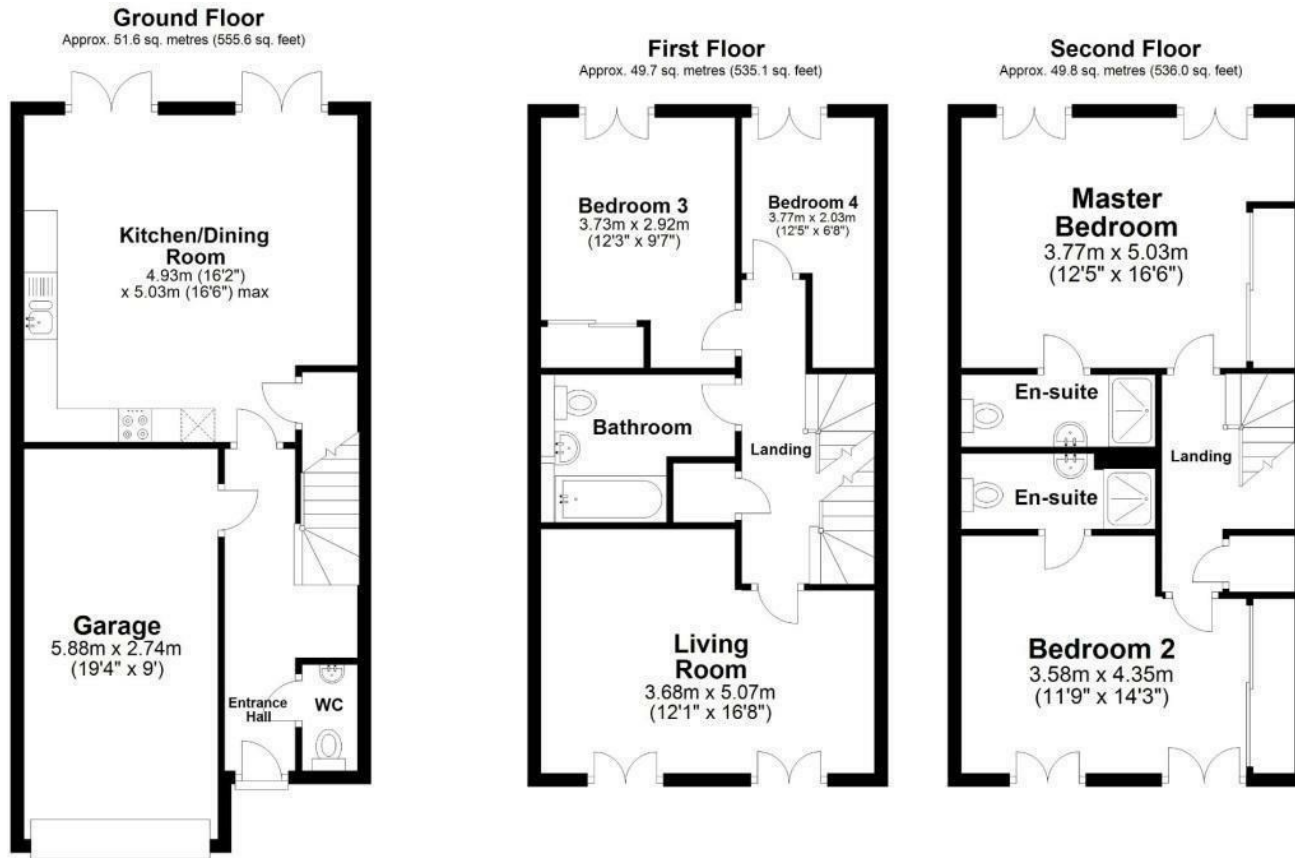
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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





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Total area: approx. 151.1 sq. metres (1626.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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