



Greystoke Close
Berkhamsted



Offers In Excess Of £950,000

entrance hall | kitchen/breakfast room | dining room | living room | WC | first floor landing | master bedroom with ensuite | three further bedrooms | family bathroom | front & rear gardens | garage & driveway parking

Located in a sought-after leafy residential area of the town, this modern four bedroom detached family home offers a mature southerly aspect garden, plus garage and driveway parking, and benefits from a peaceful cul-de-sac setting.





Stepping inside, the generously proportioned living room is a bright and welcoming space featuring french doors opening to the garden. A wide archway leads through to the dining room, creating a versatile, semi-open plan reception space. The separate kitchen/breakfast room offers plenty of storage as well as an integrated oven, microwave, and gas hob. There is also the convenience of a downstairs WC, tucked away off the entrance hall.

Upstairs, the principal bedroom is spacious and features extensive fitted storage along with a large ensuite shower room. The remaining three bedrooms share the family bathroom.

Outside

To the front, a double garage and driveway provide ample off-road parking.

The private southerly aspect rear garden is a true highlight; perfect for hosting gatherings, or simply enjoying the sunshine in a tranquil setting. An expansive terrace offers ample space for a table and chairs, and leads on to an area of lawn bordered by established planting.

This wonderful family home has everything you need for comfortable, modern living. Situated in an admired neighbourhood, an excellent array of amenities are within walking distance.

In addition, the property offers exciting potential for reconfiguration or extension, subject to the usual planning approvals.



Tenure

Freehold.

Services

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

Council tax band G (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).

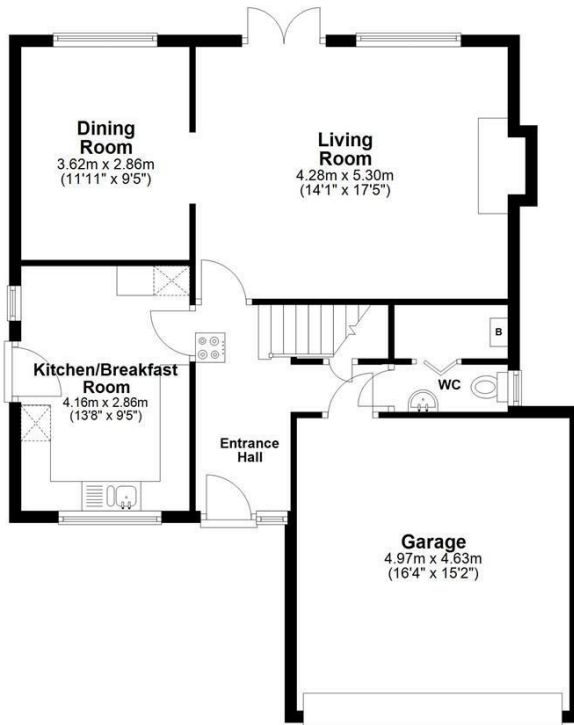


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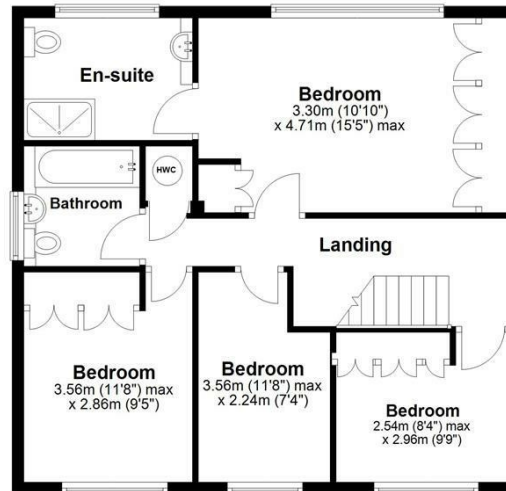
Ground Floor

Approx. 82.4 sq. metres (887.3 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 147.5 sq. metres (1587.6 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 © SKIMSTUDIO
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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	57	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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