



Greystoke Close
Berkhamsted



Offers In Excess Of £1,050,000

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

A modern four bedroom link-detached family home enjoying a peaceful cul-de-sac setting and a southerly aspect garden, along with the convenience of a garage and driveway parking. Situated in a highly regarded residential area within walking distance of amenities.





Beautifully presented throughout, this exceptional family home offers everything needed for comfortable, modern living.

A spacious and inviting reception features double doors opening through to the dining room, providing a flexible space ideal for both family life and entertaining. French doors lead from the living room into the conservatory, which offers an additional space in which to relax with a lovely leafy outlook. The separate kitchen is equipped with ample storage, and an integrated oven, microwave, and gas hob. A useful ground floor WC is located off the entrance hall.

On the first floor, the generous principal bedroom is a peaceful retreat, benefitting from a large ensuite shower room and extensive fitted wardrobes. A further three bedrooms are served by the family bathroom.

Outside

To the front, a double garage and block-paved driveway ensure plenty of off-road parking.

The southerly aspect rear garden offers an attractive space to host gatherings or simply unwind in the sun. A patio area allows for outdoor dining, while the lawn is complemented by mature planting.

Situated in an admired, established neighbourhood, schools, amenities, and the station are all within walking distance.



Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

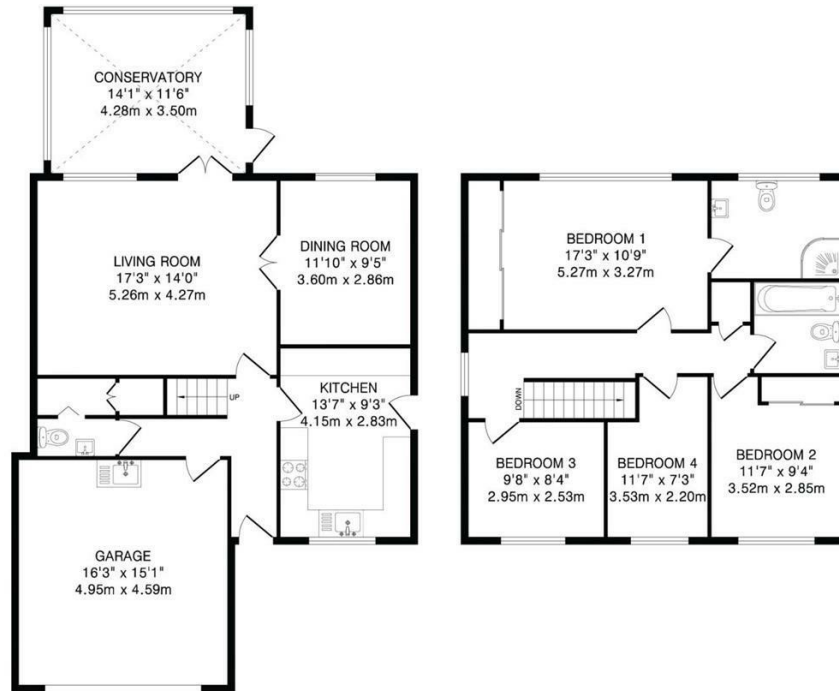
Situation

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
1028 sq.ft.(95.4 sq.m)approx.

First Floor
691 sq.ft.(64.2 sq.m)approx.

TOTAL FLOOR AREA: 1719 sq.ft.(159.6 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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