



Kitsbury Road
Berkhamsted



Offers In Excess Of £900,000

entrance hall | living room | family room | kitchen/dining room | utility & shower room | first floor landing | two bedrooms | family bathroom | second floor landing | bedroom | WC | front & rear gardens | detached garden room

A stylish three bedroom period end-terrace home offering excellent reception space plus a contemporary detached garden room, ideally situated in the Conservation Area just a short walk from the town centre.





The ground floor includes two receptions and an impressive kitchen/dining room at the rear. The characterful dual-aspect living room to the front features a period fireplace and bay window with shutters. Reception space continues with a separate family room. Beyond this, the vaulted kitchen/dining room is fitted with painted cabinetry and equipped with an integrated oven and gas hob, and further benefits from underfloor heating. French doors gives access to the garden. A convenient utility and shower room complete the accommodation on this floor.

Upstairs, there are two good-sized bedrooms on the first floor along with the refitted family bathroom. A further double bedroom and WC are located on the second floor.

Outside

There is a small gravelled area to the front along with an EV charging point, and gated side access through to the rear garden. At the rear, the attractive south-easterly facing garden includes a seating area and raised lawn.

A contemporary garden room features bi-fold doors and provides the perfect work-from-home solution.

Services

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

Council tax band F (Dacorum).



Tenure

Freehold.

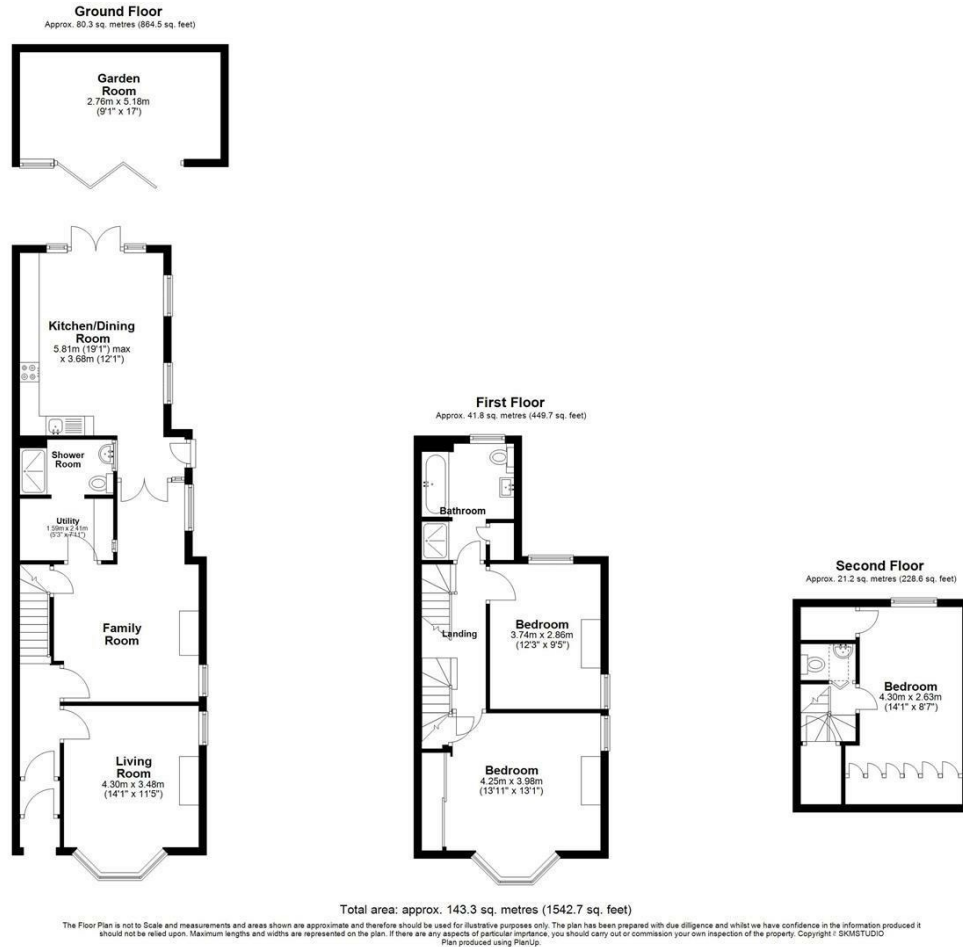
Situation

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).



Kitsbury Road

Berkhamsted



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

