



Bridgewater Hill
Northchurch



Offers In Excess Of £775,000

entrance hall | living room | kitchen/dining room | sitting room | shower room | office | first floor landing | four bedrooms | family bathroom | detached storage room | front & rear gardens | driveway parking

A four bedroom detached family home offering generous reception space plus driveway parking, situated in an established side road within easy reach of the picturesque Northchurch Common and Ashridge Estate.





Accommodation includes a generous living room and a separate office. The ground floor continues with an open-plan kitchen/dining room which is fitted with beautiful wood cabinetry. Integrated appliances includes an oven, gas hob, fridge/freezer, dishwasher and tumble dryer. An additional reception features glazed sliding doors opening to the garden, and also benefits from an adjacent shower room.

Upstairs, the four good-sized bedrooms are served by the family bathroom.

Outside

There is ample driveway parking to the front. The rear garden includes an attractively-paved terrace, with steps leading up to lawn bordered by mature trees and planting. A detached outbuilding offers useful additional storage space.

Bridgewater Hill is a private road within walking distance of local village amenities and schools. Northchurch Common and the Ashridge Estate are also nearby, offering many scenic walks and bridleways.

Services

Gas fired boiler serving domestic hot water and heating. Mains water and electricity. Septic tank.

Council tax band E (Dacorum).



Tenure

Freehold.

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.

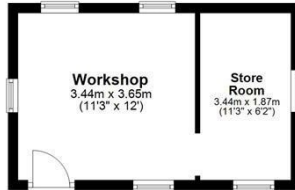


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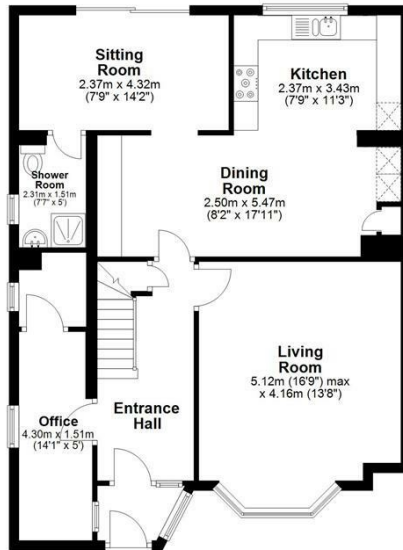
Ground Floor

Approx. 98.6 sq. metres (1061.2 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.7 sq. feet)



Total area: approx. 163.1 sq. metres (1755.8 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.
Plan produced using PlanUp.



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		65	82
		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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