



Hog Lane  
Ashley Green





## Offers In Excess Of £775,000

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

Set in attractive established gardens in the heart of this small community, this three bedroom detached family home offers generous accommodation and excellent scope for redeveloping (STPP).







Ground floor accommodation currently comprises a porch and entrance hall, a spacious living room, separate dining room, attractive conservatory with french doors to the rear, a large well-equipped kitchen with breakfast area, and, usefully, a downstairs WC.

Upstairs, the master bedroom features ample fitted storage and a modern ensuite shower room. A further two double bedrooms are served by the family bathroom.

This much-loved home offers excellent scope to upgrade to your specific needs and preferences, subject of course to obtaining the usual local authority planning consents.

#### Outside

There are beautiful mature gardens to the front and rear, featuring extensive lawns and established planting. There is also the benefit of a single garage and ample block-paved driveway parking to the front.

Located in a desirable side road in the centre of the village, a short walk away from the cafe and playground, and the local pub. Additionally, the property benefits from being in the Bucks education catchment area. A wider array of amenities can be found in Berkhamsted, just a couple of miles away.

#### Services

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

Council tax band F (Chiltern).



#### Tenure

Freehold.

#### Situation

Ashley Green is situated between Chesham and Berkhamsted and offers a village community with church, village hall and public house. For commuters, the A41 bypass offers good connections to both the M1 and M25, and the stations at Berkhamsted, Hemel Hempstead and Chesham provide fast and frequent services to London. The property is within the catchment for Chesham Grammar and Dr Challoners Boys and Girls Schools.



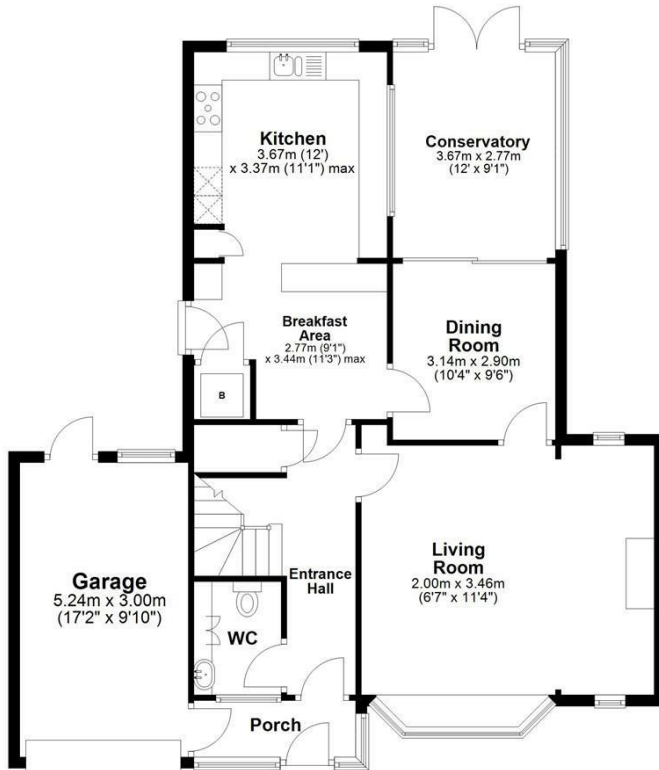


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## Ground Floor

Approx. 100.7 sq. metres (1083.9 sq. feet)



## First Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



Total area: approx. 162.9 sq. metres (1753.1 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	



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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