



Grayling Court
Berkhamsted



Offers In Excess Of £800,000

entrance hall | living room | kitchen/dining room | utility | WC | first floor landing | master bedroom with ensuite shower | three further bedrooms | family bathroom | front & rear gardens | garage & off-road parking

A detached four-bed property offering a modern family layout plus garage and off-road parking, enjoying a quiet cul-de-sac setting within easy reach of the well-regarded Bridgewater Primary School.





Beautifully presented throughout, ground floor accommodation includes a dual-aspect living room with a feature fireplace. At the rear, an open-plan kitchen/dining room benefits from a glazed door opening to the garden. The kitchen area has been thoughtfully fitted-out with traditional cabinetry and comes with an integrated oven and gas hob. A dedicated utility room is a useful addition for busy family life, and there is also the convenience of a downstairs WC.

Upstairs, the principal bedroom features an ensuite shower room, while a further three good-sized bedrooms are served by the modern family bathroom.

Outside

There is the benefit of a single integral garage and also off-road parking. The rear garden includes a patio and lawn with mature hedging, and there is a further area of lawn to the front.

This modern property enjoys a peaceful, child-friendly cul-de-sac setting, and is within walking distance of schools; a terrific family home.

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).

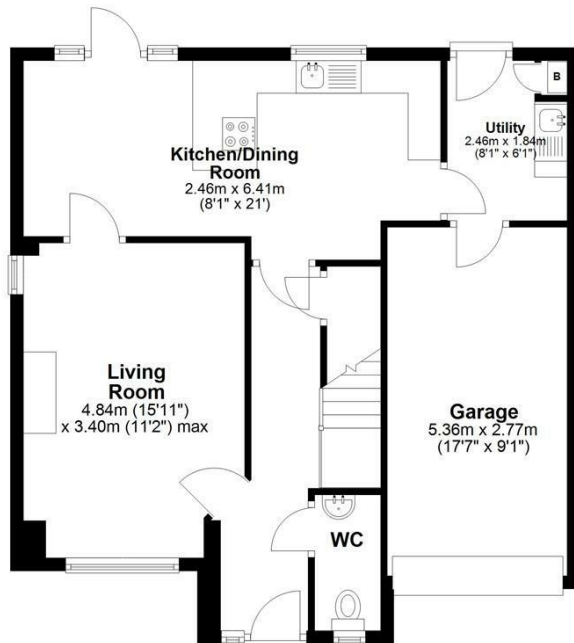


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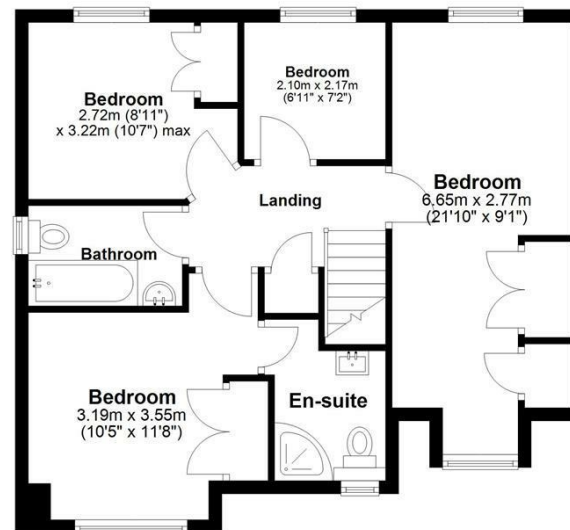
Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



Total area: approx. 125.7 sq. metres (1352.9 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)	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			
		73	85
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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