



Merling Croft
Northchurch



Offers In Excess Of £595,000

entrance hall | kitchen | living room | conservatory | office | WC | first floor landing |
three bedrooms | family bathroom | front & rear gardens | off-road parking

With an attractive cul-de-sac setting close to local village amenities, this modern three bedroom link-detached home benefits from generous reception space plus ample off-road parking.





Stepping inside, a welcoming and spacious living room comes with a feature fireplace; perfect for cosy evenings in. A glazed door opens into the bright conservatory, which in turn features french doors opening to the garden. A second set of french doors leads to an additional reception, which, according to need, could serve as a dining room, play room, or home office. The separate well-appointed kitchen offers plenty of storage and enjoys views to the front. For added convenience, there is a WC on the ground floor.

The first floor comprises three bedrooms plus a family bathroom. The largest of the bedrooms benefits from built-in wardrobes.

Outside

The delightful rear garden features a paved terrace, and an area of lawn with mature planting, providing a perfect spot to unwind or entertain.

The front garden features pretty planting, plus the convenience of off-road parking.

A superb, tucked away location, but with local services nearby. And for commuters, Berkhamsted's mainline station is just over a mile and a half away offering easy access into London.

Tenure

Freehold.



Services

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

Council tax band E (Dacorum).

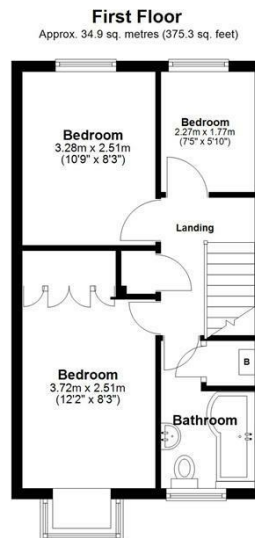
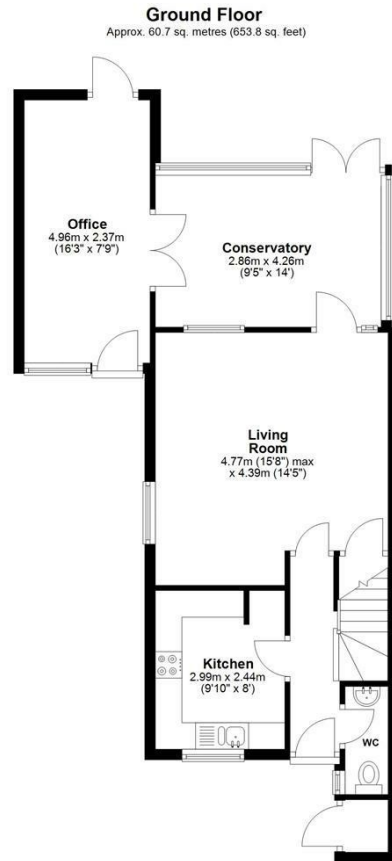
Situation

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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Total area: approx. 95.6 sq. metres (1029.2 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.
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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			
England & Wales		58	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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

