



New Road
Northchurch



Offers In Excess Of £385,000

lounge/dining room | kitchen | lobby | shower room | WC | first floor landing | two double bedrooms | second floor loft room | rear patio garden

A character cottage offering two double bedrooms plus useful additional loft room, situated a short walk away from a variety of local amenities and approx 1.5 miles from Berkhamsted's mainline station.





This delightful period property features a contemporary finish throughout.

Ground floor accommodation includes a comfortable living/dining room with characterful feature fireplace. Towards the rear, the kitchen is fitted with modern white cabinetry and includes integrated ovens and gas hob. A small lobby area leads to the shower room and separate WC, and there is also access to the rear patio garden.

The first floor comprises two double bedrooms.

A second floor loft room with velux window provides useful additional space, and would serve very well as a home office.

Outside

The rear garden includes a small paved area at ground level, with steps leading up to a further, raised, garden area. This elevated section offers a sunny spot in which to relax.

Shops, schools, and the village pub are nearby. The Grand Union canal towpath is a couple of minutes away, while a longer walk takes you to Northchurch Common and the lovely Ashridge Estate.

Tenure

Freehold.



Services

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

Council tax band D (Dacorum).

Situation

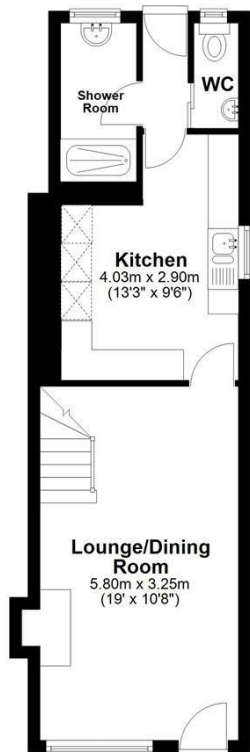
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.



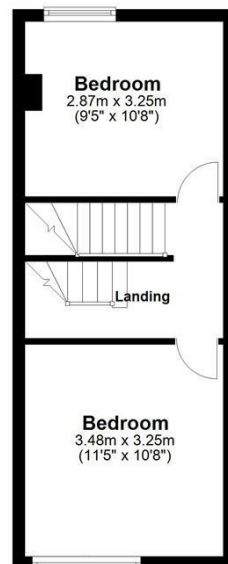
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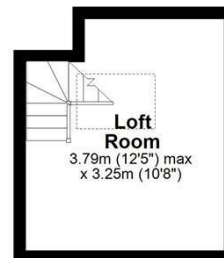
Ground Floor
Approx. 37.2 sq. metres (400.3 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.7 sq. feet)



Second Floor
Approx. 11.6 sq. metres (125.3 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 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		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

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