



High Street  
Northchurch





## Offers In Excess Of £635,000

living room | dining room | kitchen | conservatory | WC | basement/family room | first floor landing | two double bedrooms | family bathroom | second floor double bedroom | shower room | rear garden

An elegant and substantial three-bedroom Period property with versatile accommodation arranged over four floors, ideally positioned close to local amenities on Northchurch's High Street.







A beautifully presented Period home blending character and modern comfort.

At the front of the property, a well-proportioned dining room sets the tone with generous space for family dining or social occasions. This leads through to a living room complete with a traditional fireplace and a sash window that brings a touch of Period charm. A modern fitted kitchen opens into a bright conservatory with views over the garden. A cloakroom is also conveniently located on this level.

The lower ground floor houses a generous family room, currently used as a games/TV room—an excellent flexible space for modern family life or a home office setup.

On the first floor, you'll find a spacious principal bedroom, a second double bedroom, and a stylish family bathroom. The third double bedroom occupies the top floor and benefits from its own en-suite shower room. The rear garden is attractively landscaped for low maintenance, with two large patio areas ideal for outdoor dining and a lawned section offering greenery and a place to relax.

This charming home is located just a short stroll from local shops and excellent transport links, offering a rare opportunity to enjoy flexible accommodation and period charm in the heart of Northchurch.

#### 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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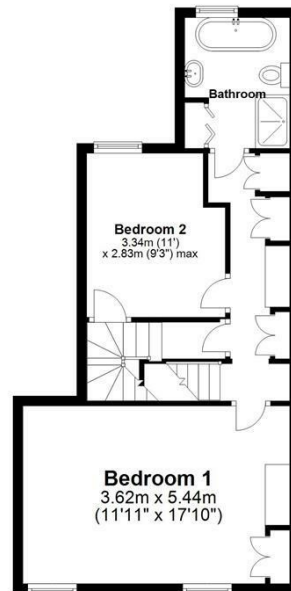
## Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



## First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



## Second Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 144.6 sq. metres (1556.5 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			
England & Wales		60	75
		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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