



Cross Oak Road

Berkhamsted



Offers In Excess Of £950,000

entrance hall | kitchen | sitting room | living/dining room | rear porch | WC | first floor landing | three bedrooms | family bathroom | rear garden | garage, carport & driveway parking

Set within beautiful, established gardens in a desirable residential area close to schools, this attractive three-bedroom detached home has been lovingly maintained and provides scope for a new owner to customise to their own tastes and requirements.





Owned by the same family since the 1930s, this cherished home presents a rare opportunity to secure a property that's retained so many original features.

Ground floor accommodation currently comprises an entrance hall, two characterful receptions, a separate kitchen, and a rear lobby with WC.

Upstairs, the three good-sized bedrooms are served by the traditional family bathroom.

While the interior offers scope for modernisation, the home provides a solid foundation for a buyer to personalise and possibly extend (subject to planning), creating a bespoke living space in a sought-after location.

Outside

A gravelled driveway to the front provides ample space to park, along with a garage and carport.

The beautiful rear garden is a real highlight, and features a large paved terrace leading to an area of lawn bordered by mature trees and planting.

Located in a peaceful residential area close to schools, this desirable property is also within easy walking distance of the town centre.

Tenure

Freehold.



Services

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

Council tax band F (Dacorum).

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).



Cross Oak Road

Berkhamsted

Approximate Gross Internal Area
 Ground Floor = 60.3 sq m / 649 sq ft
 First Floor = 54.6 sq m / 588 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 129.5 sq m / 1,394 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing



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		52	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.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

