



Gossoms End | Berkhamsted | HP4 1DD
Offers In Excess Of £945,000



Located within easy walking distance of the town centre and mainline station, this impressive five bedroom Victorian-style townhouse offers well-presented and flexible living space arranged over four floors.

The ground floor features a welcoming entrance hallway that gives access to a bay-fronted family room, which could serve equally well as a formal dining room or study. At the rear, the well-equipped kitchen/breakfast room offers plenty of space for relaxed dining and has easy access to the garden via bi-folding doors. Handily, a WC is also located on this floor.

On the first floor, a bright sitting room benefits from expansive bi-fold doors opening out to a large balcony with access to the rear garden; a lovely spot to soak up the sun. This floor also includes a double bedroom with ensuite bathroom, as well as a separate WC.

The second and third floors provide four further double bedrooms. Two of the bedrooms have the convenience of their own ensuite bathrooms, while the remaining two are served by a family shower room. The layout offers flexibility for growing families, guests, or working from home.

Outside

The southerly-facing rear garden is arranged over different levels and offers options for outdoor dining or relaxing in the warmer months. At the front, there is private off-road parking for two vehicles and the added benefit of an EV charging point.

A well-balanced home in a sought-after location; ideal for families looking for generous space, modern comforts, and easy access to everything the town has to offer.

Tenure

Freehold.

Service charge of £10 per month.

Services

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

Council tax band G (Dacorum).

Situation

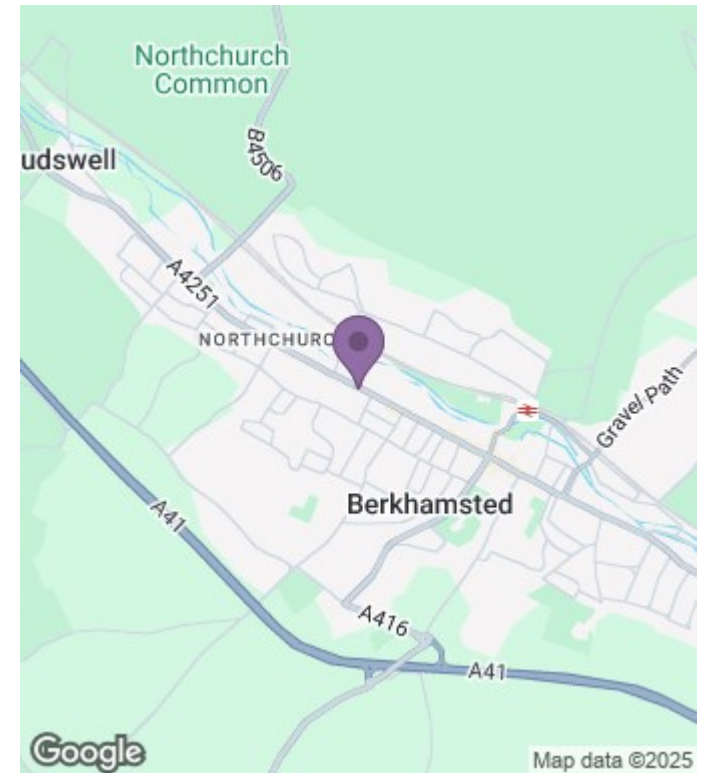
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

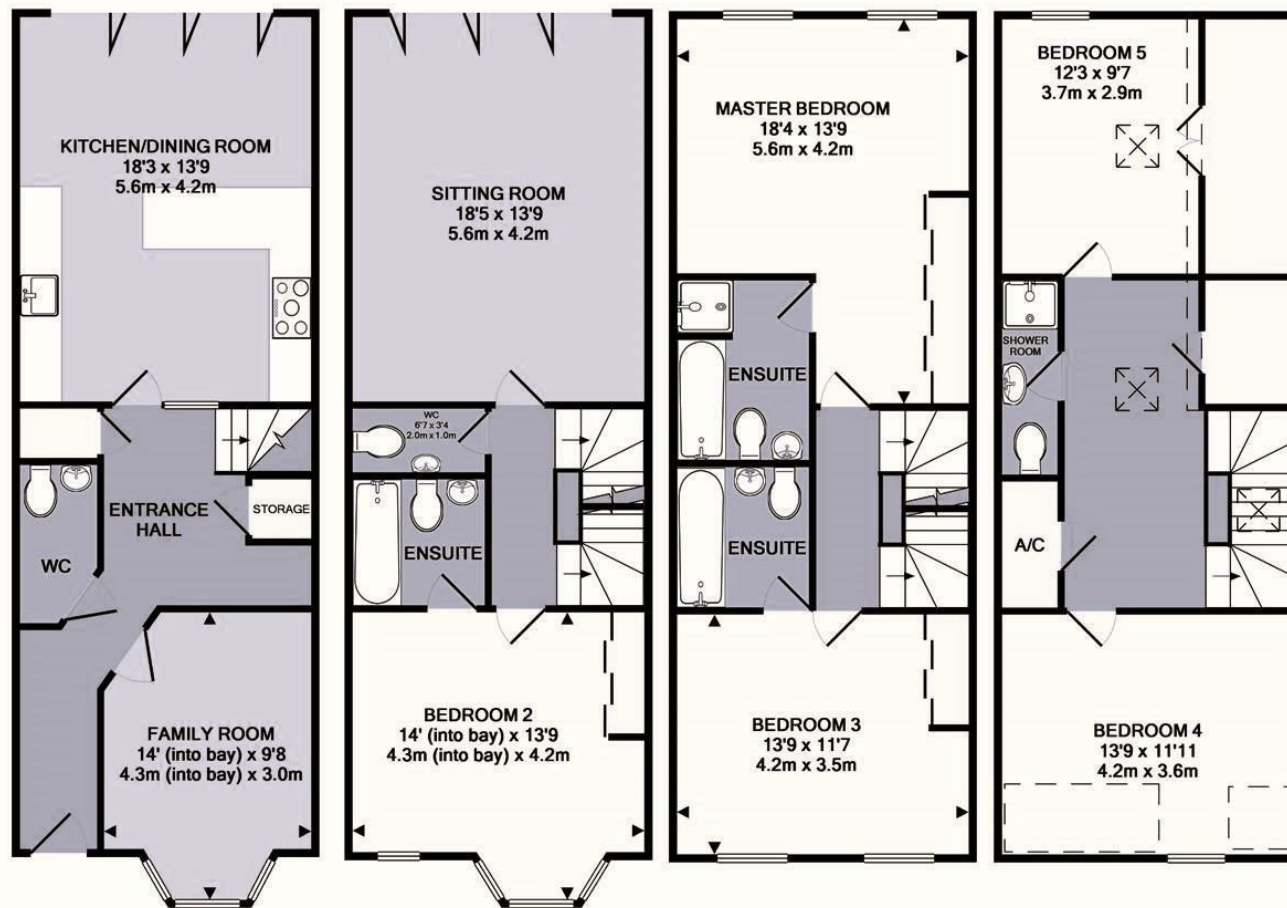






- 2,240 square feet
- Open-plan kitchen/dining room
- Living room with bifolds opening to a large balcony
- Separate family room or potential study
- Three ensuite bedrooms
- Two further bedrooms
- Sunny aspect rear garden
- Private off-road parking
- EV charger
- Short level walk to town





GROUND FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(52.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)

3RD FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.5 SQ.M.)

GOSSOMS END, BERKHAMSTED HP4 1DD (PRODUCED FOR OAKLEYS)
TOTAL APPROX. FLOOR AREA 2240 SQ.FT. (208.1 SQ.M.)
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Council Tax Band: G
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



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 service to this property nor do we have knowledge of any defects.





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