



Valley Road
Northchurch



Offers In Excess Of £785,000

entrance hall | kitchen/dining room | living room | bedroom three | family bathroom | first floor landing | two bedrooms | family shower room | front & rear garden | single garage & driveway parking

Enjoying a canal-side setting with gated access to the towpath, this three bedroom chalet bungalow offers spacious and versatile accommodation with a modern finish. Situated in a desirable residential side road, just one mile from the town centre.





Stepping inside, the kitchen/dining room features contemporary cabinetry and comes with a range cooker and dishwasher. There's ample space for meals with the family or more formal dining. At the rear of the property, the large living room is a great place to relax; expansive bi-fold doors open onto the garden, creating a seamless indoor-outdoor flow, while a wood-burning stove is ideal for the cooler months.

Ground floor accommodation also includes one double bedroom and a family bathroom.

Upstairs you'll find a further two double bedrooms, both of which benefit from excellent built-in storage. There's also a modern family shower room.

Outside

The landscaped rear garden is a wonderfully sociable space to host family and friends. A paved terrace offers the perfect spot for alfresco dining, while a raised decked area with hot tub is ideal for relaxing with a glass of fizz. An area of lawn features a pear tree and there is also mature boundary hedging. A gate gives direct access onto the canal towpath, providing scenic walks in both directions.

Additionally, there is the convenience of a single garage and generous block-paved driveway parking to the front.

Tenure

Freehold.



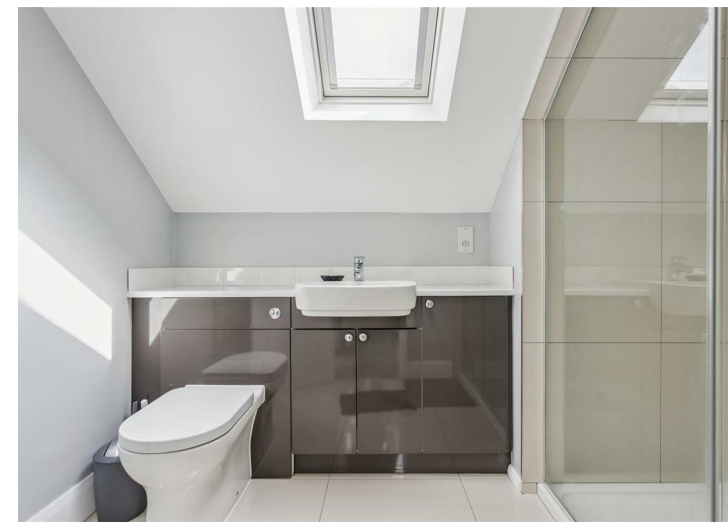
Services

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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Approximate Gross Internal Area
(Including Garage)
Ground Floor = 104.1 sq m / 1,120 sq ft
First Floor = 47.0 sq m / 506 sq ft
Total = 151.1 sq m / 1,626 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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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		68	83
		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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