



Shootersway Lane  
Berkhamsted





## Offers In Excess Of £1,250,000

entrance hall | living room | garden room | dining room | kitchen/breakfast room | utility  
| three bedrooms | Jack-and-Jill bathroom | family shower room | wraparound gardens |  
garage & driveway parking

Offering exciting potential for remodelling (STPP), this three bedroom detached bungalow enjoys attractive wraparound gardens and a sought-after private road location close to schools.







This much-loved home has been cared for by the same owner for over four decades. The current layout includes a kitchen/breakfast room, a separate utility for practicality, and a formal dining room featuring french doors to the garden. Reception space continues with a generous dual-aspect living room and an adjoining garden room, where expansive glazing lets natural light flood in.

The three good-sized bedrooms are served by a Jack-and-Jill bathroom plus a family shower room.

This charming property offers tremendous scope for a buyer to personalise and potentially extend (subject to planning), creating a bespoke living space in a highly desirable location.

#### Outside

Established wraparound gardens enjoy a southerly aspect. Extensive lawns are complemented by mature trees and planting; a tranquil and private outdoor space. Additional benefits include a detached double garage and ample driveway parking.

Tucked away at the end of a peaceful, leafy, side road, this appealing property is also conveniently situated within walking distance of Berkhamsted's station and thriving High Street.

#### Tenure

Freehold.



#### 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).





# Shootersway Lane

## Berkhamsted

Approximate Gross Internal Area  
Ground Floor = 203.5 sq m / 2,190 sq ft  
Garage = 23.9 sq m / 257 sq ft  
Total = 227.4 sq m / 2,447 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		69	78
		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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