



Birch Road
Northchurch



£2,950 Per Calendar Month

entrance hall | kitchen/breakfast room | dining /living room | two bedrooms | shower room | WC | first floor landing | master bedroom with ensuite | loft space | rear garden | garage | utility | off road parking.

This well proportioned three bedroom detached family home enjoys generous and flexible accommodation with ample parking and garage in a quiet no through road location in this popular village.





- * Three bedrooms (Master ensuite)
- * Living/dining room
- * Kitchen/breakfast room
- * Shower room
- * Garage & Off road parking
- * Council tax band F (Dacorum)
- * UNFURNISHED

Services

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

Council tax band F (Dacorum).

Situation

Northchurch is surrounded by attractive Chilterns countryside and is just a short distance from the historic market town of Berkhamsted, which offers excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to the M25 & M1, and the mainline station at Berkhamsted provides a fast and frequent service to London (Euston).



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Approximate Gross Internal Area
 Ground Floor = 98.5 sq m / 1,060 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 (Including Loft Space)
 Garage / Utility = 18.3 sq m / 197 sq ft
 Total = 170.5 sq m / 1,835 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		71	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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

