



Montague Road  
Berkhamsted



# Montague Road

## Berkhamsted

### Offers In Excess Of £1,150,000

entrance hall | front reception | snug | dining room | kitchen | sitting room | three first floor bedrooms | family bathroom | family shower room | second floor bedroom | front & rear gardens | garden cabin | off-road parking

**VIDEO TOUR:** A beautifully appointed four bedroom period home with generous accommodation arranged over three floors situated in a much admired side road within the Conservation Area, just a short distance from the town centre and mainline station.

Retaining charming period details throughout, this character property offers excellent flexible reception space including an elegant living room, snug and dining room, all with lovely feature fireplaces. Additionally, a light-filled rear sitting room features stunning roof lanterns and bi-fold doors to the garden, and opens through to the well-appointed kitchen which includes space for a range cooker. A useful cloaks/WC completes the ground floor accommodation.

On the first floor there are three good sized bedroom, plus a modern family bathroom and a family shower room. A spacious guest bedroom is located on the second floor.

Outside, the property benefits from off-road parking to the front. The delightful rear garden offers an abundance of colourful planting and a choice of secluded seating areas, plus a detached garden 'cabin' perfect for use as a gym or office.

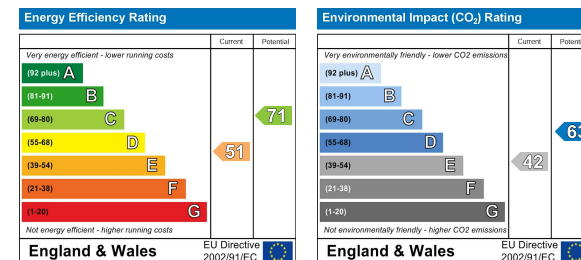
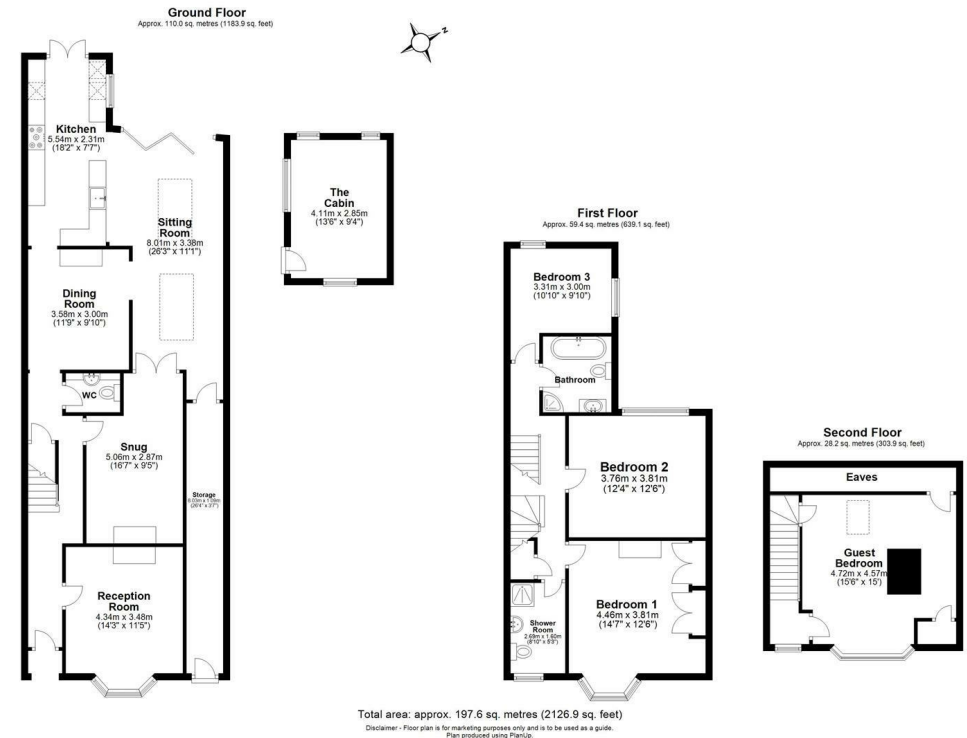
#### Services

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

#### Situation

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

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](http://www.oakleysestate.co.uk)

