



Greenway
Berkhamsted

Offers In Excess Of £815,000

entrance hall | cloaks/WC | sitting room | kitchen/breakfast room | dining room | lounge | first floor landing | three bedrooms | family bathroom | loft room | front & rear gardens | double garage & off road parking

VIDEO: A beautifully appointed three double bedroom family home with large garage and off road parking, situated in a prime residential area very close to schools and within walking distance of the town centre.

Having been tastefully extended, the property provides generous reception space including a characterful sitting room with open fire, separate dining room, and a stunning vaulted lounge with french doors giving access to the garden. There is a spacious kitchen/breakfast room, plus the convenience of a ground floor cloaks/WC.

The first floor comprises three good-sized bedrooms, two of which come with built in wardrobes. There is also a superb refitted family bathroom, benefitting from underfloor heating. A useful loft room is accessed via paddle stairs from the one of the bedrooms.

Outside, the private westerly facing rear garden features an attractive paved terrace with beautiful mature trees and hedging, and an area of lawn. The property further benefits from a detached double garage (currently used as a games room) and off road parking for two vehicles.

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.



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	
50	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
49	79
England & Wales	
EU Directive 2002/91/EC	

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