

Beech Hill Court

Berkhamsted

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Offers In Excess Of £775,000

entrance hall | lounge/dining room | kitchen | utility | office/bedroom four with ensuite shower | master bedroom with ensuite shower | two further bedrooms | family bathroom | front & rear gardens | driveway parking

A spacious three/four bedroom detached bungalow with driveway parking and southerly aspect garden, in an established cul-de-sac location conveniently placed for accessing the town centre and mainline station.

A generous open-plan living/dining room is at the heart of this lovely home. From here a wide arch leads through to the stylish, contemporary kitchen. There is also the benefit of a separate utility area.

The master bedroom features an ensuite shower room. There are a further two double bedrooms that share the modern family bathroom. Additionally, there is an office/fourth bedroom with useful built-in storage, along with an ensuite shower room.

Outside, a secluded sunny rear garden features a slightly elevated paved terrace stepping down to an area of lawn, with boundary trees and hedging providing privacy. To the front, an attractive block-paved driveway provides off road parking.

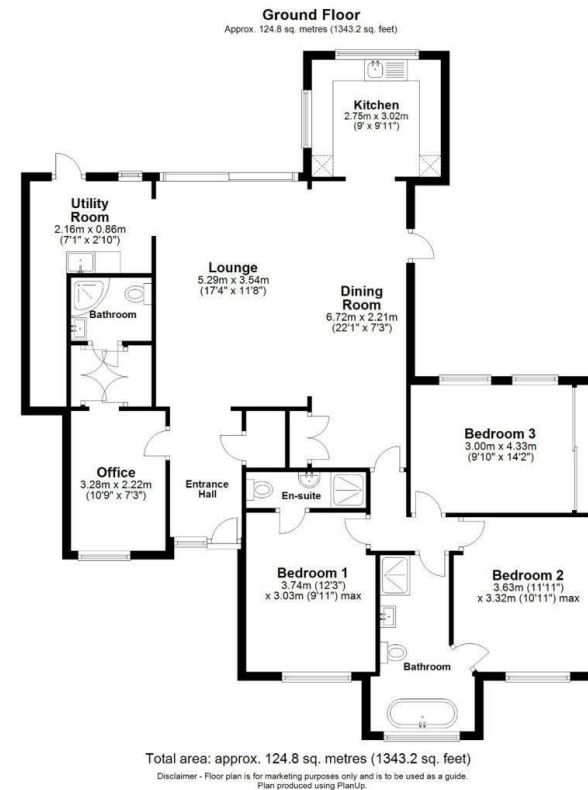
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

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	
65	82
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	
59	78
England & Wales	
EU Directive 2002/91/EC	

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