



24 Cobb Road

| Berkhamsted | Hertfordshire | HP4 3LE



Williams
PROPERTIES

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Williams Properties are delighted to offer to the market this four double bedroom house located in Berkhamsted. The property is set over three floors and consists of an entrance hall, living room, kitchen/diner, family bathroom, four double bedrooms, an en suite and an enclosed rear garden. Viewing comes highly recommended on this property.

£550,000

- Four Double Bedrooms
- En Suite To Master
- Popular Location
- No Chain Property
- Open Plan Kitchen/Diner
- Good Size Garden
- Walking Distance to Town & Train Station
- Viewing Highly Recommended

Berkhamsted

Berkhamsted is surrounded by attractive Chilterns countryside, famous for its Castle is a historic market town offering excellent shopping, markets, a wide range of restaurants, coffee shops, cinema, sporting and superb education facilities. For walkers, there is an abundance of footpaths throughout countryside and walks along the canal. Berkhamsted is also a gateway to the Chilterns 173 mile cycleway. 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).

Council Tax

Band D

Local Authority

Dacorum Borough Council

Services

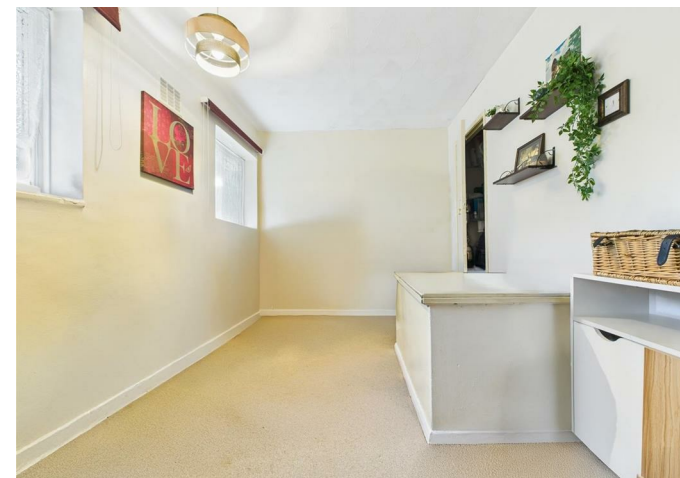
All main services available

Entrance Hallway

Enter through the front door into this entrance hallway is comprised of wood effect flooring, a pendant light to the ceiling, a fireplace, wall mounted radiator, carpeted stairs to the first floor and a door to the living room.

Living Room

This living room is comprised of carpeted flooring, a large window to the front aspect, pendant light to the ceiling, a fireplace, wall mounted radiator and a door leading to the kitchen/diner. Ample space for a plethora of living room furniture.



Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Food Hall. The larger towns of Hemel Hempstead and Watford offer wider facilities, while Milton Keynes and London are both easily accessible too. Easy access to London via the A41/M25 and Berkhamsted train station (Approx. 30 mins to Euston).



Kitchen/Diner

This kitchen diner is comprised of tiled flooring, windows and French double doors to the rear aspect, spotlights to the ceiling, two wall mounted radiators, a range of base mounted units with an inset sink with a mixer tap and a draining board and space and plumbing for a dishwasher and double oven. A door leading to the under stair pantry.

First Floor Landing

This first floor landing is comprised of carpeted flooring, a pendant light to the ceiling and doors leading to the family bathroom and three double bedrooms.

Bathroom

This family bathroom is comprised of studio spotlights to the ceiling, a frosted window, heated towel rail, tiling to the floor and splash sensitive areas, a panelled bathtub with a mixer tap and shower, hand wash basin inset into a vanity unit and a low level WC.

Bedroom

This bedroom is comprised of a pendant light to the ceiling, carpeted flooring, a window to the rear aspect, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a window to the front aspect, a pendant light to the ceiling and a wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of a pendant light to the ceiling, two windows to the front aspect, a wall mounted radiator, a door to a storage cupboard and space for a double bed and other bedroom furniture.

Second Floor Landing

This landing is on the second floor and features a skylight window and spotlights to the ceiling with a door leading to the master bedroom.

Bedroom

The master bedroom is comprised of carpeted flooring, two large skylight windows to the front aspect and a window to the rear aspect, a wall mounted radiator, an inset double wardrobe, spotlights to the ceiling and a door leading to the en suite. Space for a king size bed and other bedroom furniture.

En Suite

This en suite bathroom is comprised of laminate flooring, a frosted window, spotlights to the ceiling, a heated towel rail, hand wash basin with a mixer tap, low level WC and a shower unit.

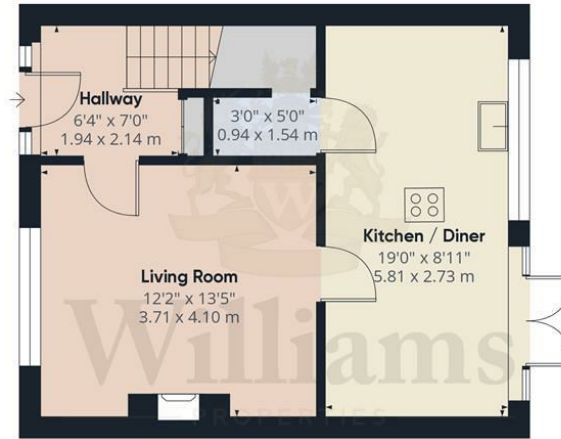
Garden

This property features a good size garden featuring multiple brick floored areas with space for garden furniture, brick built and wooden sheds and grass lawn laid to the remainder. There is a shared side access walkway linking through to the front of the property.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

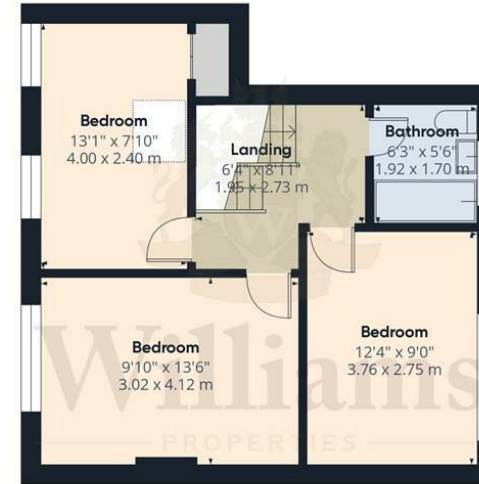
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(09-00) C		
(55-68) D			(05-08) D		
(39-54) E			(09-04) E		
(21-38) F			(11-20) F		
(1-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 2



Floor 1



Approximate total area⁽¹⁾
1109.02 ft²
103.03 m²

Reduced headroom
44.04 ft²
4.09 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.