

# Orchard Avenue

, HP4 3LG



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Guide Price £900,000

- Four bedrooms
- Master en-suite
- Superb kitchen/ dining/ family room
  - Good size rear garden
  - Parking
- Greenway school catchment





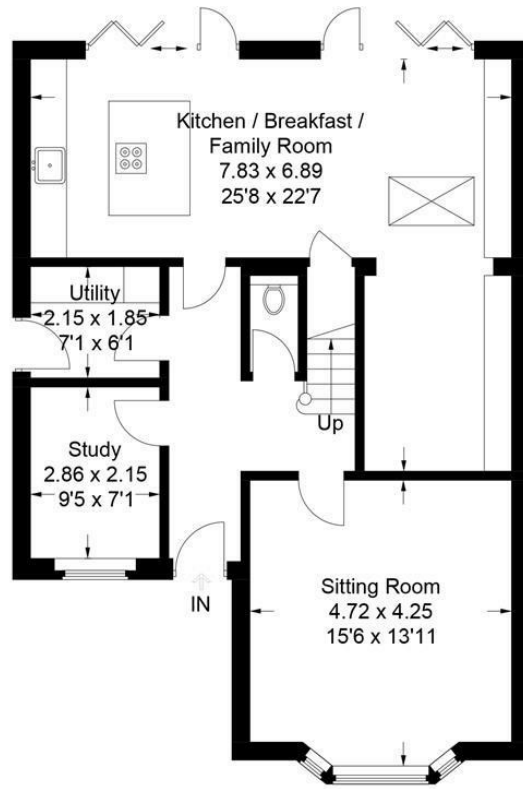
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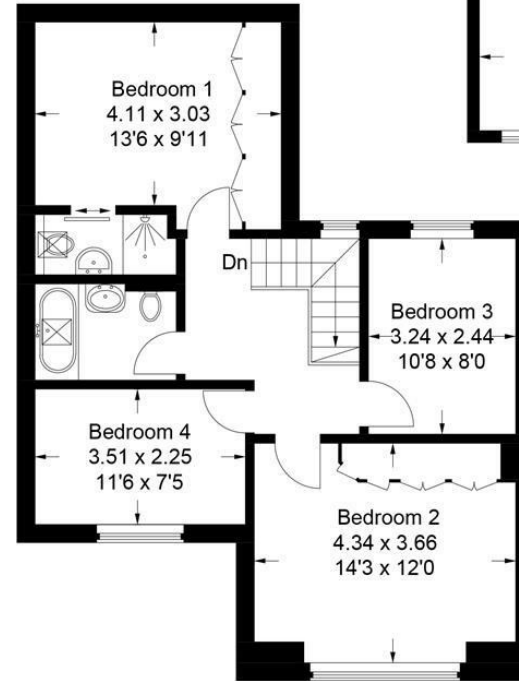
This beautiful property has been well maintained by the current owners and is highly flexible for modern family living. The welcoming hallway provides access to all rooms on the ground floor. There is a useful study to the front aspect which provides a quiet space to work from home and a spacious sitting room with feature fireplace and large bay window which floods the room with natural light. The kitchen/breakfast/family room is to the rear of the property with two sets of bifold doors providing direct access to the rear patio and garden beyond. The kitchen is sleek and stylish in design and is well appointed with ample storage, integrated appliances and island with additional seating. Continuing the flow of this space, there is ample room for a large dining table and the cosy snug/family room is adjacent, which makes this whole area the real heart of the home and ideal for gathering with family and friends. Completing the ground floor there is a separate utility room with side access, and a cloakroom. On the first floor the principal bedroom is light and spacious with fitted wardrobes and a stylish, recently updated en-suite shower room with underfloor heating. There are three further bedrooms and a family bathroom. Outside, the south facing garden has an array of shrubs and trees and several areas of decking. A workshop with electricity and a shed are situated at the end of the garden. At the front of the property there is a paved driveway which provides off street parking as well as a front garden with an area of lawn.



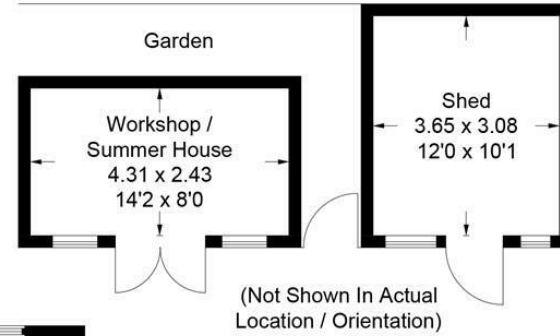
Approximate Gross Internal Area  
 Ground Floor = 81.6 sq m / 878 sq ft  
 First Floor = 62.8 sq m / 676 sq ft  
 Outbuildings = 21.8 sq m / 235 sq ft  
 Total = 166.2 sq m / 1,789 sq ft



**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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