



42 Orchard Avenue
Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

A superb, well presented three bedroom family home pleasantly situated in a quiet part of the picturesque and historic market town of Berkhamsted and in the catchment area for Greenway School.

Ground Floor

- Entrance Hall
- Sitting room
- Kitchen/breakfast room
- Snug/playroom
- Cloakroom
- Utility room

First Floor

- Principal bedroom with ensuite
- Two further bedrooms
- Family bathroom

Outside

- Driveway parking
- Mature rear garden
- Detached home office
- Store to front of house



This beautiful property has been both well maintained and recently updated by the current owners and is highly flexible for modern family living. The welcoming hallway provides access to all rooms on the ground floor. The spacious sitting room to the front aspect has a feature fireplace and large bay window with cafe shutters which floods the room with natural light. The modern refitted kitchen/breakfast room runs to the rear of the property with French doors giving 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 granite worktops. An additional reception room currently used as a playroom and occasional guest bedroom also has French doors out to the garden. Completing the ground floor is a separate utility/boot room with storage, and a spacious cloakroom. On the first floor the principal bedroom is light and spacious with fitted wardrobes and a stylish, recently updated en-suite shower room. There are two further bedrooms, one with fitted wardrobes and a modern family bathroom. Outside, the garden has an array of shrubs and trees and a patio area for entertaining. The current owners have added a detached office/pod which is ideal for those working from home. 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. The front section of the garage has been retained as a useful store. There is planning permission granted ref 23/02258/FHA for a two storey extension to create a 4th bedroom and create a larger kitchen/dining/family space.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.

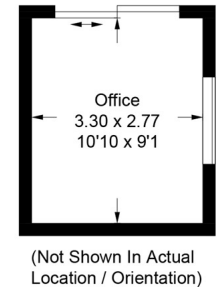
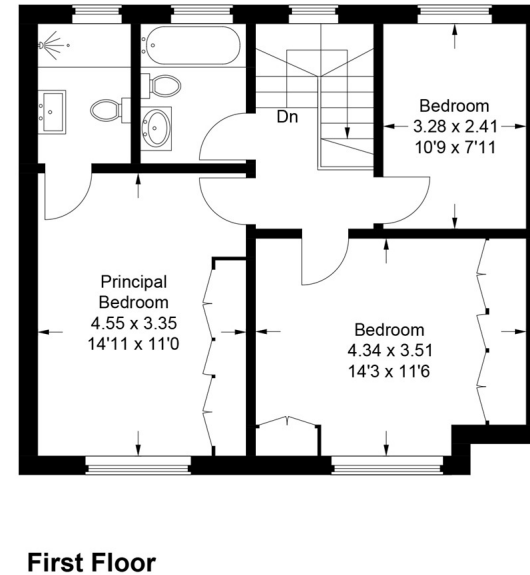
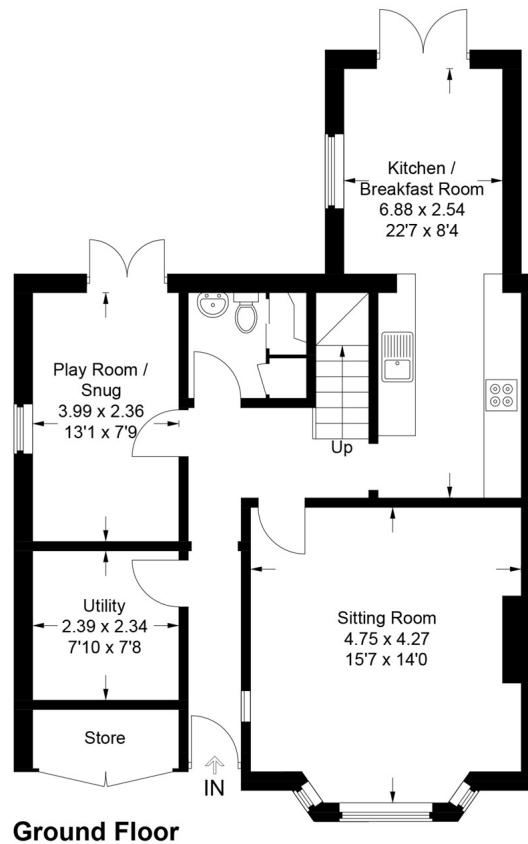


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area
 Ground Floor = 68.2 sq m / 734 sq ft
 (Excluding External Store)
 First Floor = 53.9 sq m / 580 sq ft
 Office = 9.1 sq m / 98 sq ft
 Total = 131.2 sq m / 1,412 sq ft



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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