



Millfield Lodge
Gravel Path | Berkhamsted | Hertfordshire



The Property

A fantastic three bedroom period home ideal for a downsizer or professional couple who appreciate location, location, location!

Ground Floor

- Entrance hall
- Sitting room
- Dining room
- Snug
- Kitchen
- Utility room
- Cloakroom

First Floor

- Principal bedroom with dressing room and en-suite
- Two double bedrooms
- Bathroom

Outside

- Gated driveway
- Attractive and well maintained front and rear gardens



Millfield Lodge is an attractive period property which offers well balanced accommodation in a secluded south facing plot, yet less than 0.5 miles from Berkhamsted train station and High Street. On the ground floor there are three reception rooms; of particular note is the light and spacious sitting room with an attractive curved bay window and feature gas fireplace. There are two further reception rooms currently used as a dining room and a snug. The kitchen is located to the rear of the property with views of the rear garden. Completing the ground floor accommodation, there is also a utility room and cloakroom. On the first floor, the principal bedroom has a dressing room and en-suite shower room. There are two further double bedrooms and a bathroom. The gardens wrap around the property and are mature and private with the rear garden enjoying a southerly aspect. There is gated access onto the driveway which provides parking for three cars.





The Area



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 32 mins.



Extensive shopping facilities within the town from independent shops and boutiques to supermarkets including Waitrose, Tesco and M&S Food Hall.



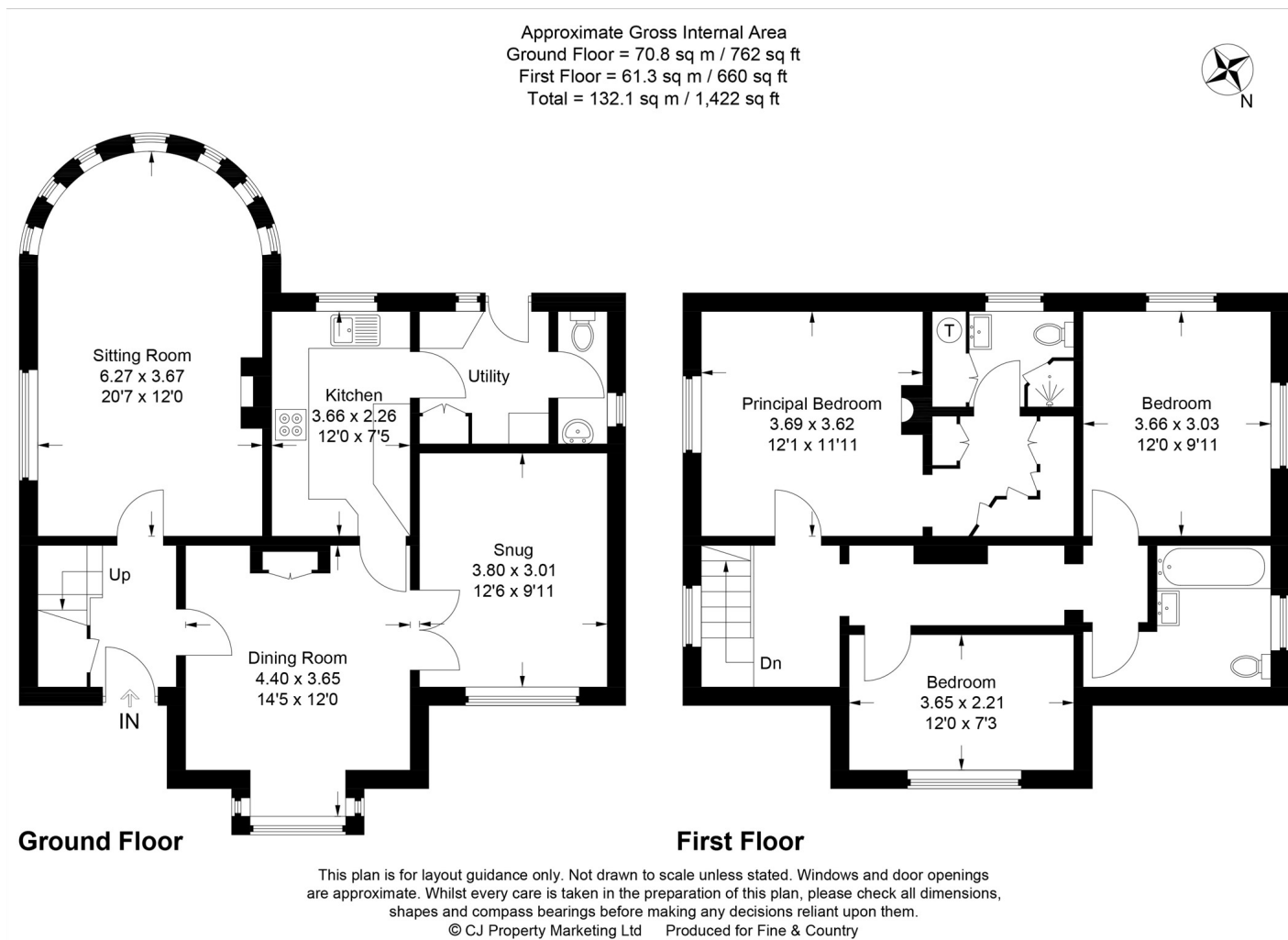
Superb road links with direct access onto A41 and onto M25 and M1.



A wide range of sporting and recreational facilities including football, rugby, golf, tennis, cricket and many more.



An excellent selection of places to dine out with many bistros, coffee shops, restaurants and pubs to choose from.



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.