

Dell Road

Northchurch, HP4 3SP



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Guide Price £1,450,000

- Brand new four double bedroom, three bathroom detached home
 - Two reception rooms
 - Open plan kitchen/ dining room
 - Separate utility
- Quiet location and easy access to Berkhamsted
 - Southerly facing landscaped gardens





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The internal accommodation has been thoughtfully designed with a broad appeal to the market, there are two reception rooms, a sitting room with feature fire surround suitable for a gas fire, and a study. There is a large open plan kitchen/ dining room with solid worktops and Bosch integrated appliances. Completing the ground floor accommodation, there is a separate utility room and cloakroom. On the first floor there is a double bedroom with built in wardrobe and en-suite, two further double bedrooms with built in wardrobes and a bathroom. On the second floor, there is the master bedroom suite with en-suite and a walk-in wardrobe. All bathrooms will have Britton by Crosswater sanitary ware.

The southerly facing rear gardens will be landscaped in a contemporary design with the focus being on low maintenance and entertaining space.

Early reservation is recommended with a £2000 partially refundable deposit, under the 'Consumer code for homebuilders' scheme.

Note: Bathroom and kitchen specs may change subject to availability and delivery times. Buyers will be notified of any necessary changes and a suitable replacement will be agreed.



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Ground Floor
1:50



First Floor
1:50



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 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		
England & Wales		EU Directive 2002/91/EC

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