

Dell Road

Northchurch, HP4 3SP



Dell Road

Northchurch, HP4 3SP

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





Dell Road

Northchurch, HP4 3SP

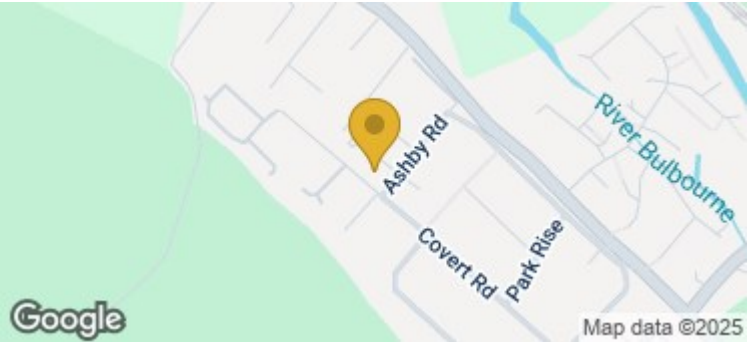
The internal accommodation has been thoughtfully designed with a broad appeal to the market, there are two reception rooms, a sitting room with feature fire surround suitable for a gas fire, and a study. There is a large open plan kitchen/ dining room with solid worktops and Bosch integrated appliances. 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.

Fine & Country Berkhamsted
130 High Street, Berkhamsted, Hertfordshire, HP4
3AT
01442 877 627
berkhamsted@fineandcountry.com



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

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.