

**42 Kitsbury Road,
Berkhamsted, Hertfordshire,
HP4 3EA**

David
Doyle
Sales and Lettings

Offers in Excess of £550,000 Leasehold



For sale with NO UPWARD CHAIN is this larger than average 2 double bedroom character cottage. The ground floor features a living room, separate dining room, kitchen, study/breakfast room with french door to the pleasantly private rear garden. Upstairs are two generously sized bedrooms and bathroom.

The property is situated on the upper part of Kitsbury Road meaning you benefit from being both on the edge of town and a no through road. Berkhamsted is a historic and fashionable market town with a fine range of excellent shopping, sporting and educational facilities. The renowned Art Deco

Rex Cinema is here as are an excellent range of restaurants and coffee shops. The property is conveniently situated for beautiful open countryside, excellent local schooling and the Main Line Railway Station serving London Euston

2 Double bedroom character

Highly sought after Berkhamsted location

Living room

Kitchen

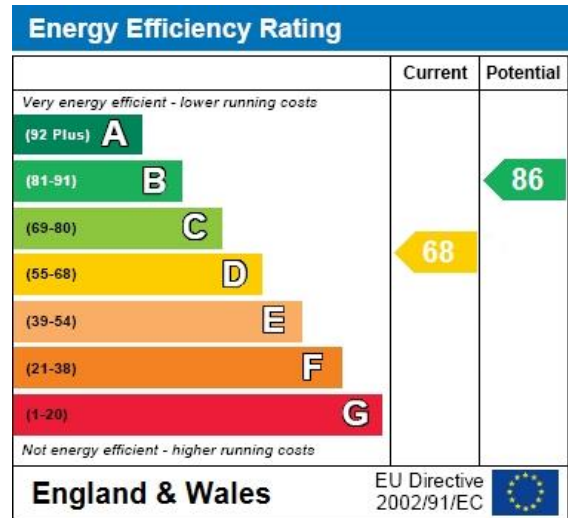
Pleasantly private rear garden

No Upward Chain

Council Tax Band E

Tenure -Freehold

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	Circa 1889
Council Tax Band	?
This year council tax charge	?
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	No idea
What parking facilities does your property have	None
Please state any costs per annum for parking	None
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? Yes

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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