



HUNTERS[®]
HERE TO GET *you* THERE

36 Cross Oak Road, Berkhamsted, HP4 3EH

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Guide Price £875,000

- THREE BEDROOM END OF TERRACE
- CLOSE TO THE TOWN CENTRE
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- LOFT ROOM
- CHARACTER PROPERTY
- MODERN AND WELL APPOINTED KITCHEN
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this early 1930's extended three bedroom period property, retaining some of its original features and located within close distance to Berkhamsted Town Centre.

This property offers a bay front lounge with a feature fireplace and wooden flooring, the dining room also featuring a fireplace, which then opens up to a modern and well appointed kitchen with built in appliances and bi-folding doors to the garden. The ground floor accommodation also has a cloakroom.

Upstairs there are three bedrooms and a family bathroom. Further from the first floor is a staircase leading to a loft room with built in storage.

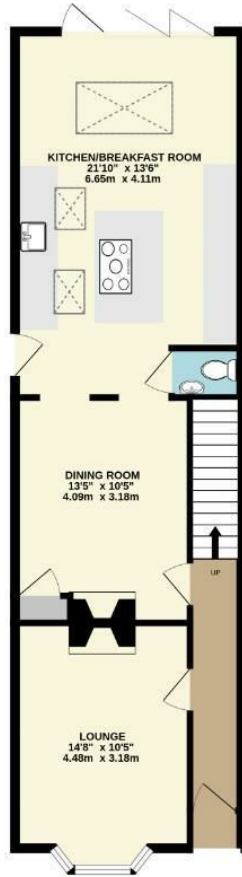
Being close to the Town Centre you have easy access to the local amenities and public transport.

The historic market town of Berkhamsted provides a wide range of shopping destinations including both independent boutiques and major stores such as Waitrose, Boots and Tesco, and the town itself is surrounded by beautiful rolling countryside including the National Trust's Ashridge Estate.

For commuters, the mainline railway station provides fast and frequent services to London Euston whilst the A41 bypass gives easy access to the M25 and M1.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

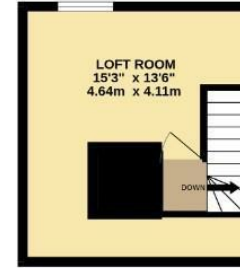
GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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