



Bulbourne Close

Berkhamsted



Offers In Excess Of £850,000

entrance hall | dining room | snug | sitting room/bedroom | shower room | living room | kitchen/breakfast room | garden room | first floor landing | three bedrooms | family bathroom | front garden | rear garden | driveway | garage

This beautifully presented three/four bedroom detached home offers a great balance of space and flexibility, ideal for modern family living.





Discreetly positioned in the highly sought after Bulbourne Close and extending to approximately 1,546 sq ft, the property has been thoughtfully arranged to provide a range of flexible living areas.

A welcoming sitting room, previously used as a ground floor bedroom and served by the adjacent shower room, offers excellent versatility for guests or additional reception space. A separate dining room creates an ideal setting for both everyday living and entertaining, while the additional snug and living room provide further options for relaxation, work or family time.

At the heart of the home, the kitchen/breakfast room is both practical and inviting, complemented by a delightful garden room that draws in natural light and provides a seamless connection to the outdoors.

Upstairs, three well-proportioned double bedrooms are served by a family bathroom, with the principal bedroom benefitting from built-in wardrobes. Each room enjoys a bright and airy feel, enhancing the home's sense of space and comfort.

Outside

The property continues to impress with generous front and rear gardens, offering excellent outdoor space for families, keen gardeners or entertaining. While a generous driveway providing parking for several cars, along with a garage, adds valuable practicality.

Tenure

Freehold.



Services

Gas fired boiler serving domestic hot water and heating.
Mains water, electricity and drainage.

Council tax band F (Dacorum).

Situation

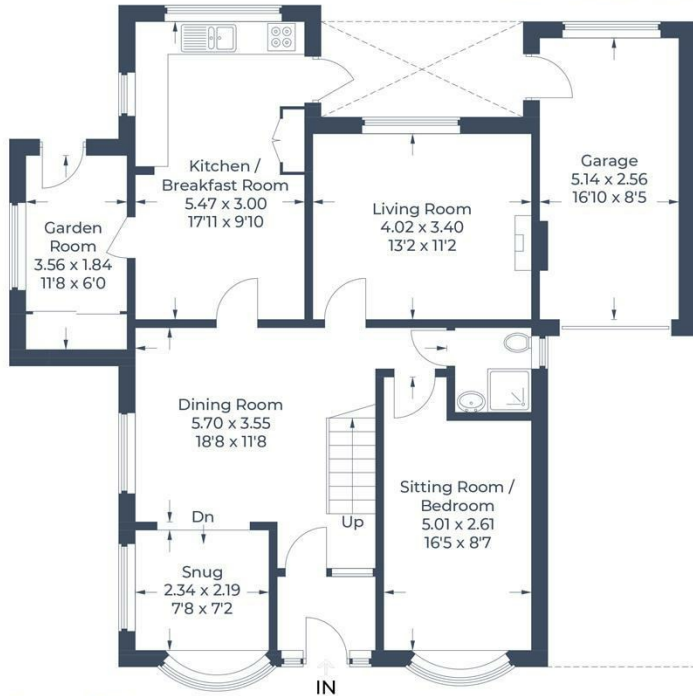
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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Approximate Gross Internal Area
 Ground Floor = 82.3 sq m / 886 sq ft
 First Floor = 48.0 sq m / 517 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 143.6 sq m / 1,546 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 71 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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