



Orchard Avenue

Berkhamsted



Offers In Excess Of £910,000

entrance hall | sitting room | snug | ground floor bedroom/study | ground floor shower room/WC/utility room | kitchen/dining room | first floor landing | three bedrooms | family shower room | driveway | rear garden

VIEWINGS FROM SATURDAY 7TH MARCH. VIDEO. A beautifully presented and ideally positioned versatile family home offering generous and flexible living accommodation. This property benefits from a stylish kitchen/dining room, extensive mature garden, lovely views over the valley to the rear and off-road parking for multiple vehicles.





The welcoming entrance hall, with stairs rising to the first floor, provides access to the sitting room, snug, bedroom/study, shower room/WC/utility room with space for a washing machine/tumble drier, and an absolutely stunning kitchen/dining room.

The bright and spacious sitting room features a charming bay window to the front, an additional side window allowing for plenty of natural light, attractive wood flooring, and a feature fireplace creating a cosy focal point.

The kitchen/dining room is thoughtfully designed with a stylish range of base and eye-level units complemented by oak worktops and a splashback with handmade tiles from Fired Earth. Integrated appliances include an oven, gas hob with extractor hood over, and fridge/freezer. French doors open directly onto the impressive decked area, seamlessly connecting indoor and outdoor living, ideal for entertaining and family life.

Upstairs, the first floor offers three well-proportioned bedrooms and the family shower room. The principal bedroom benefits from a bay window to the front and a range of fitted wardrobes. Bedroom two enjoys dual-aspect windows to the front and rear, while bedroom three overlooks the rear garden.

A superb family home offering versatile accommodation, exceptional and secluded outdoor space, and a convenient location.

Outside

Externally, the property continues to impress. To the rear is a generous decked seating area with extensive views over the valley, and steps leading down to the outstanding and extensive rear garden, approximately 180 x 50 feet in size. This is mainly laid to lawn with herbaceous flower beds to create interest and colour throughout the year, bordered by mature shrubs, and enjoying a high degree of privacy.

To the front, a driveway provides off-road parking for up to three vehicles, alongside mature planting and gated side access.



Services

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

Council tax band E (Dacorum).

Tenure

Freehold.

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 = 71.7 sq m / 772 sq ft
 First Floor = 53.3 sq m / 574 sq ft
 Total = 125 sq m / 1,346 sq ft



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		66	75
(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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

