



Home Farm Road
Northchurch



Offers In Excess Of £700,000

entrance hall | bedroom with ensuite | two further bedrooms | living/dining room | kitchen/breakfast room | shower room | separate WC | driveway | front & rear gardens

A rare opportunity to purchase a detached three-bedroom bungalow with gardens to both the front and rear, a driveway and well-proportioned accommodation extending to approximately 1,123 sq ft.





Having been home to the same family since 1974, this detached property offers a genuine opportunity to acquire a long-established family home with a warm atmosphere and plenty of scope to make it your own.

The accommodation is arranged around a welcoming entrance hall and includes a spacious living/dining room, a kitchen/breakfast room and three double bedrooms. One of the bedrooms benefits from an ensuite, while there is also a separate shower room and WC.

The generous living/dining room provides an inviting main reception space, with doors opening directly onto the rear garden, creating a natural connection between the house and outside space. The kitchen/breakfast room is positioned towards the rear of the property, while the three well-proportioned bedrooms offer flexibility for family living, guests, working from home or simply having space to grow into.

Outside

The property enjoys a good-sized rear garden, together with a front garden and driveway providing off-road parking.

Services

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

Council tax band E (Dacorum).



Tenure

Freehold.

Situation

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.



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Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	78
	EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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