









Alma Road

Northchurch

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Guide Price £550,000

entrance hall | double reception room | kitchen | first floor landing | three bedrooms | family bathroom | driveway parking | courtyard garden

An elegant double fronted three-bedroom detached period home set on a corner plot on Alma Road. Ideally positioned for local amenities, countryside walks and easy access to Berkhamsted high street, this beautifully presented home combines timeless character with modern day comfort.

Inside, the home is rich in original features, including exposed brickwork, original stripped wooden floorboards and a striking feature fireplace with a beautiful mantel. The spacious double reception room is filled with natural light from dual-aspect windows and offers flexible living and dining space, together with a dedicated area ideal for home working.
The charming Shaker-style kitchen is well equipped with generous worktop space, a Rangemaster cooker and a range of fitted appliances. The welcoming entrance hall is finished with elegant tiled flooring, while a solid wood staircase rises to the first floor.

The first floor is thoughtfully arranged to offer three well-proportioned bedrooms and a stylish family bathroom. The dual-aspect principal bedroom enjoys plenty of natural light, attractive views across the courtyard and neighbouring rooftops, along with useful dressing space. The remaining bedrooms provide comfortable accommodation for family, guests or a home office.

Outside
The beautifully designed south-westerly facing courtyard garden is finished with attractive brick paving, creating a private and low-maintenance space to relax or entertain. The garden also enjoys delightful views towards the local church, providing a picturesque backdrop. The private driveway offers valuable off-road parking, an increasingly rare feature in such a central and sought-after location.

Tenure
Freehold.

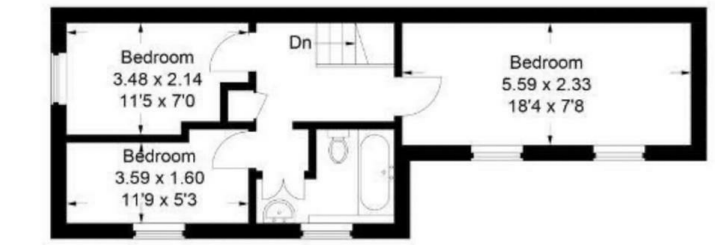
Services
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band D (Dacorum).

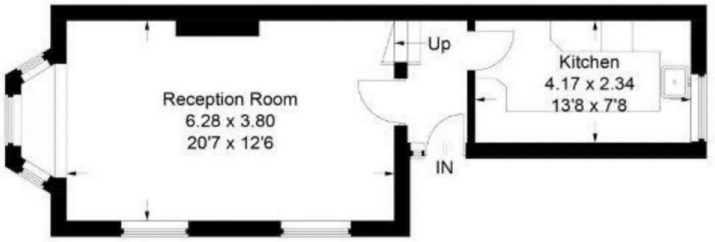
Situation
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy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

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.

Approximate Gross Internal Area
Ground Floor = 37.8 sq m / 407 sq ft
First Floor = 37.6 sq m / 405 sq ft
Total = 75.4 sq m / 812 sq ft

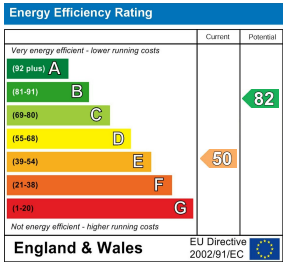


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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