

Brook Lane

Berkhamsted





Offers In Excess Of £700,000

entrance hall | kitchen/dining room | cloaks/WC | first floor landing | living room with balcony | bedroom | family bathroom | second floor landing | bedroom with ensuite | two further bedrooms | front & rear garden | single garage & driveway parking

A four bedroom end of terrace house offering versatile family accommodation over three floors, situated in a canalside cul-de-sac within walking distance of the town centre and station.



The property is approached via the entrance hall, leading through to an impressive kitchen/dining room. This spacious room provides an excellent setting for both everyday family life and entertaining. The adjoining garage offers useful storage space and additional practicality.

The first floor is centred around a particularly generous reception room. This is a bright and welcoming living space, with doors opening onto a balcony where the attractive canal views can be enjoyed. There is also a further bedroom on this floor, together with a family bathroom, offering flexibility for guests, older children or those requiring a home office.

The second floor is home to three additional bedrooms and a second bathroom, creating comfortable and well appointed accommodation for family members and visitors alike.

Outside

The private rear garden offers an inviting setting for outdoor dining, entertaining or simply relaxing. The balcony further enhances the property's appeal, offering a lovely vantage point from which to appreciate its attractive canalside surroundings.

An appealing family home offering generous and adaptable accommodation, attractive waterside views, parking and a private garden, all within easy reach of the many amenities and transport connections of Berkhamsted.



Tenure

Freehold.

Services

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

Council tax band E (Dacorum).

Situation

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



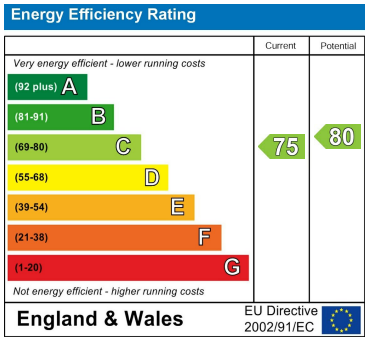
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Approx. gross internal floor area 1281 SQFT / 119 SQM (Includes garage)
Approx. gross external floor area 1551 SQFT / 144.1 SQM (Includes garage)







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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