



Cross Oak Road
Berkhamsted

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Offers In Excess Of £350,000

Entrance hall | stairs | first floor landing | living room | kitchen | two bedrooms | bathroom | rear garden | separate garage

A good sized two bedroom maisonette situated in a prime location within walking distance of the town centre and station and further benefitting from a private garden and garage parking. No Chain

Set off Cross Oak Road, Kewa Court offers plenty of scope for a new owner to update and personalise.

Inside, stairs rise to the first floor, providing access to a light and spacious living room, kitchen, two bedrooms and a family bathroom.

Outside

Externally, the home benefits from a garage and a rear garden, offering private outdoor space with further potential.

Tenure

Lease: 949 years remaining

Ground rent: £18.90 per year

No Service charge

Services

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

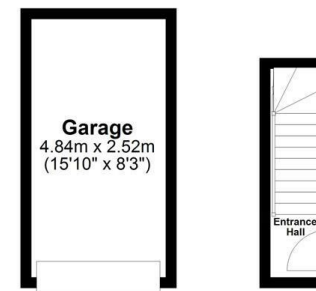
Council tax band C (Dacorum).

Situation

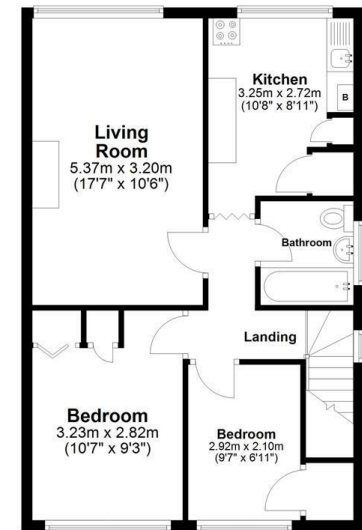
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

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.

Ground Floor
Approx. 15.8 sq. metres (170.0 sq. feet)



First Floor
Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 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			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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