



Dukes Way
Berkhamsted

Dukes Way

Berkhamsted

Offers In Excess Of £525,000

entrance hall | sitting room | kitchen/dining room | first floor landing | three bedrooms | family bathroom | patio terrace | rear garden | garage

An ideally positioned and well located three-bedroom home with a private garden, garage and parking, within easy walking distance of Berkhamsted station and High Street, set in a popular and well connected part of the town.

The living room is bright and generously proportioned, centred around a log-burning fireplace that creates a warm and inviting focal point, with ample space for both seating and media.

To the rear, the modern and well equipped kitchen/dining room includes a range of fitted appliances and offers ample space for a dining table, with good natural light and a door opening directly onto the decked terrace, ideal for outdoor dining.

Upstairs there are three bedrooms, including a generous principal bedroom, with built-in storage to maximise space and practicality, alongside a contemporary family bathroom.

Outside

The rear garden has been thoughtfully designed for ease of maintenance, featuring a decked seating area and artificial lawn, with easy access to the garage and a parking space directly to the rear.

A practical and well-located home, suited to a range of buyers seeking convenient access to Berkhamsted's station and High Street.

Tenure

Freehold.

Services

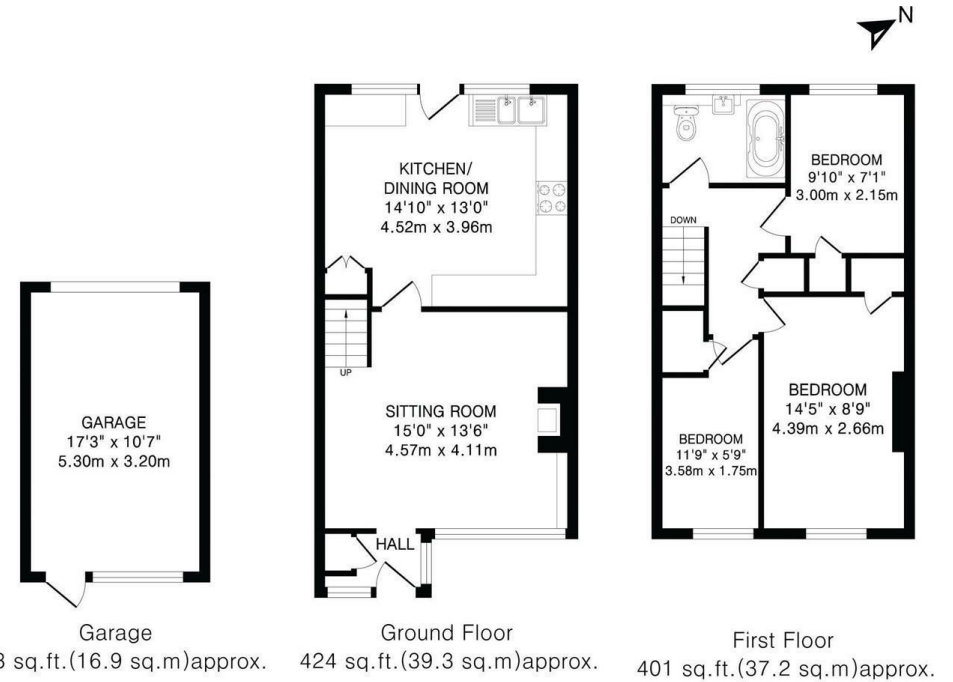
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band D (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).

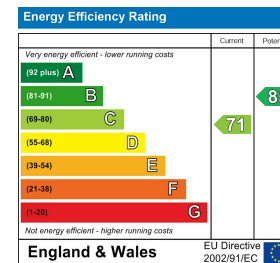
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances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



Garage 183 sq.ft. (16.9 sq.m) approx. Ground Floor 424 sq.ft. (39.3 sq.m) approx. First Floor 401 sq.ft. (37.2 sq.m) approx.

TOTAL FLOOR AREA: 825 sq.ft. (76.5 sq.m) approx

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

