



Woodlands Avenue

Berkhamsted



Offers In Excess Of £550,000

entrance hall | kitchen | living/dining room | conservatory | WC | first floor landing | three bedrooms | family bathroom | front & rear gardens | off road parking

A three-bedroom semi-detached home with generous gardens and the added bonus of off-road parking, set in an established side road within easy reach of schools, the town centre, and the mainline station.





Stepping inside, the large dual-aspect open plan living/dining room is a bright and modern space, perfect for spending time with the family. At the rear, french doors open to the conservatory; a versatile room that enjoys an outlook onto the garden. A separate kitchen offers everything you need, including ample storage and work space, plus integrated double oven and gas hob. The entrance hall gives access to a convenient ground floor WC, also useful understairs storage.

On the first floor, you'll find three well-proportioned bedrooms, along with a stylish, recently refitted, family bathroom.

The vendor's have sought pre-application planning advice to extend, and architect's plans have been drawn up. Please contact us for more information.

Outside

At the front, there's the benefit of off-road parking. Also a gravel garden featuring a stunning acer.

A side gate leads to the westerly-facing rear garden, which includes steps up to attractively-landscaped gravel and paved areas, with a large lawned area beyond. A perfect spot to relax, dine al fresco, or enjoy time with family and friends.

Tenure

Freehold.



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).

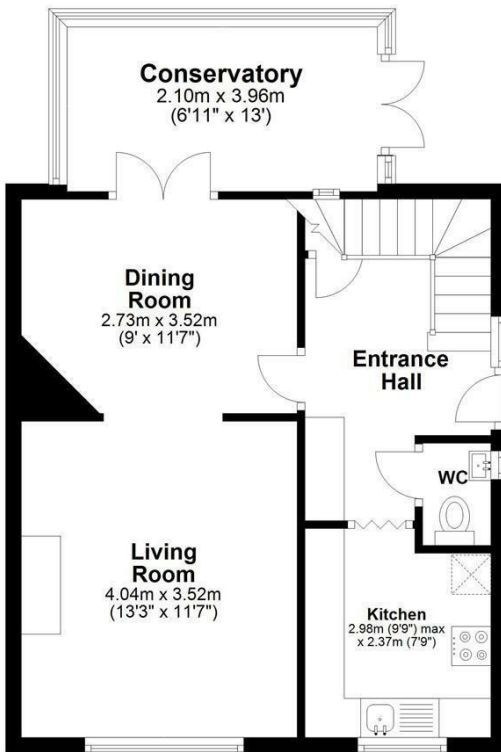


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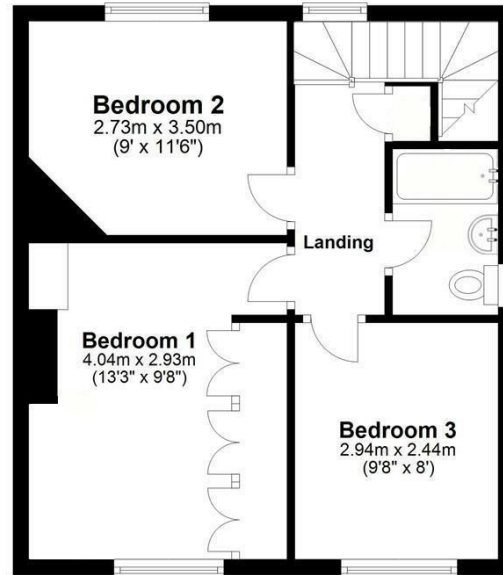
Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 91.3 sq. metres (982.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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