



**Mandelyns, Northchurch Berkhamsted HP4 3XH**



This two-bedroom retirement bungalow is perfectly situated in a peaceful location in Northchurch and offers an ideal opportunity for independent living. The accommodation comprises; entrance hall providing access to, light and airy lounge/dining room with patio doors leading to the private patio and communal gardens, fitted kitchen with ample storage and space for white goods including cooker, washing machine and fridge freezer. The spacious tiled bathroom offers a large, fitted shower, vanity basin and w/c. The communal gardens are immaculately tended with neatly trimmed lawns and colourful flower and shrub beds. There is a private paved patio area directly outside the living room of the bungalow. At the front of the bungalow is a pleasant communal lawn with pretty hedging and shrubberies where benches are conveniently placed for your enjoyment and finally the property includes a garage which is located close by. Nearby amenities include Tesco, Post Office, chip shop and bakery and a regular bus service runs into the town centre. There is also a church, pub and recreational parks nearby.

**Agent's Note:**

There is a service charge of Approx. £2,200 per annum for the upkeep of the communal areas.





**welcome to**  
**Mandelyns,**  
**Northchurch Berkhamsted**

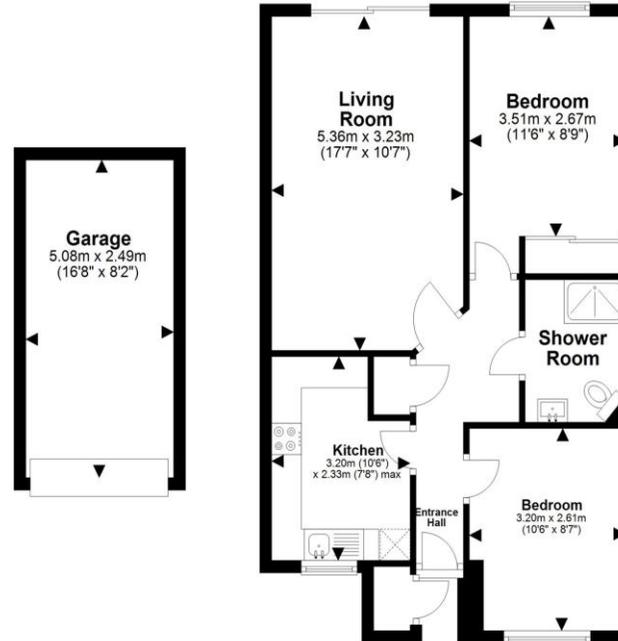
- Two bedroom RETIREMENT bungalow
- Spacious lounge/ dining room
- Bathroom with fitted shower
- Kitchen with ample storage
- Private patio

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£350,000**

A beautifully presented two-bedroom terraced retirement bungalow situated in the much sought after location of "Mandelyns" in Northchurch.

**Ground Floor**  
Approx. 67.7 sq. metres (729.1 sq. feet)



Total area: approx. 67.7 sq. metres (729.1 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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Property Ref:  
BKH103289 - 0004

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