



Coombe Gardens
Berkhamsted



Offers In Excess Of £900,000

porch | entrance hall | sitting/dining room | kitchen | conservatory | snug | utility |
cloaks/WC | first floor landing | bedroom with ensuite | three further bedrooms | family
bathroom | rear garden | garage | driveway parking

An attractive and thoughtfully extended four bedroom detached family home offering generous reception space, conveniently situated within a no through road providing easy access to the High Street, schools and mainline station.





A covered entrance porch opens into a welcoming hallway, leading through to a spacious sitting/dining room that provides a versatile and proportioned setting for both everyday family life and entertaining. Double doors open into the conservatory, creating a natural flow between the reception spaces and offering a pleasant outlook over the rear garden.

The kitchen is fitted with a good range of storage and workspace, while a separate utility room provides valuable additional space. A downstairs cloakroom completes the main ground floor accommodation. There is also a versatile snug, which could potentially be used as a fifth bedroom, home office or additional reception room, depending on the needs of the new owner. The property further benefits from an integral garage.

Upstairs, there are four well proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and an ensuite bathroom. The remaining bedrooms are served by a contemporary family bathroom, making this a flexible and appealing family home.

Outside

The enclosed rear garden combines a paved patio with a lawn and established planting, providing a great space to relax or entertain. The garage is accessed via both the garden and the private driveway, which provides off road parking.

Tenure

Freehold.



Services

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

Council tax band F (Dacorum).

Situation

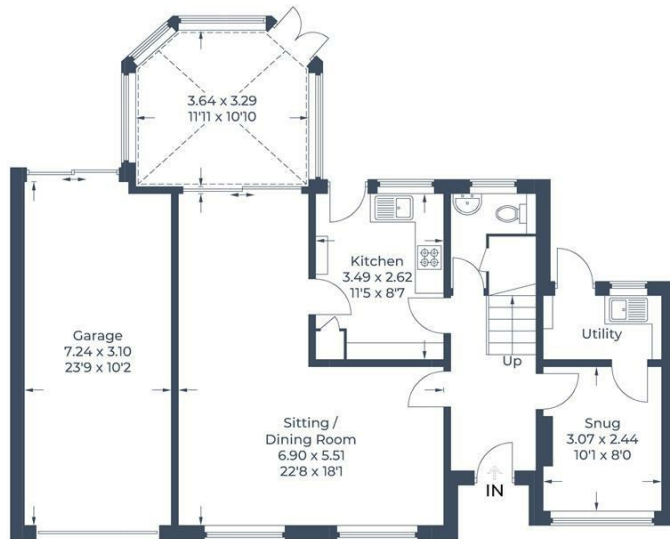
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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



Coombe Gardens

Berkhamsted

Approximate Gross Internal Area
 Ground Floor = 74.8 sq m / 805 sq ft
 First Floor = 62.5 sq m / 673 sq ft
 Garage = 22.5 sq m / 242 sq ft
 Total = 159.8 sq m / 1,720 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	74
		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.

Relax... you're with Oakleys

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

