



Highfield Road  
Berkhamsted

# Highfield Road

## Berkhamsted

### Offers In Excess Of £475,000

Living room | dining room | kitchen | utility | basement | first floor landing | two bedrooms | bathroom | rear garden

A charming and well located two bedroom home offering a superb balance of character and practicality, within easy reach of Berkhamsted's excellent amenities.

The ground floor is arranged in a traditional yet highly functional layout, offering a warm and sociable feel throughout. A comfortable living room sits to the front of the property and leads naturally through to the dining room, creating a bright and versatile space well suited to both everyday living and entertaining. The kitchen is conveniently accessed from the dining room and has been tastefully updated with modern cabinetry, an integrated oven and gas hob, all while enjoying a pleasant outlook over the rear garden. A door from the kitchen opens directly onto the patio, enhancing the connection to the outdoors. In addition, a separate utility room provides valuable extra storage and laundry space. A useful basement level adds further flexibility.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both enjoying good natural light. The family bathroom is neatly appointed and ideally positioned off the landing.

#### Outside

The rear garden features a patio area ideal for al fresco dining, leading onto a lawned section that provides a pleasant and private outdoor setting.

#### Services

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

Council tax band C (Dacorum).

#### Tenure

Freehold.

#### Situation

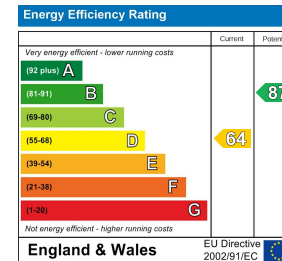
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

Approximate Gross Internal Area  
 Basement = 7.9 sq m / 85 sq ft  
 Ground Floor = 30.9 sq m / 333 sq ft  
 First Floor = 26.8 sq m / 288 sq ft  
 Outbuilding = 1.8 sq m / 19 sq ft  
 Total = 67.4 sq m / 725 sq ft



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