



Emerton Garth, Northchurch Berkhamsted HP4 3XJ



This bright and airy two-bedroom retirement bungalow boasts a spacious living room filled with natural light, perfect for both relaxing and entertaining with windows and doors offering views and access to the lovely communal garden. The kitchen is fitted with a range wall and base units and benefits from a convenient large open serving hatch into the lounge. The two generously sized bedrooms provide flexibility, whether you need a guest bedroom or hobby/dining room. The main bedroom has fitted wardrobes and patio doors out to the communal garden. The bathroom has been adapted to a walk in wet room. The surrounding communal gardens and pathways are well kept and provide additional areas for leisurely strolls. Located close to essential amenities including local shops, healthcare facilities and public transport links. Emerton Garth is ideally situated to offer the perfect blend of independence and supportive community living.





welcome to Emerton Garth, Northchurch Berkhamsted

- Bungalow
- Two Bedrooms
- Spacious Lounge
- Kitchen
- Bathroom/ Wet Room

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

offers in excess of

£325,000

Agent's Note:

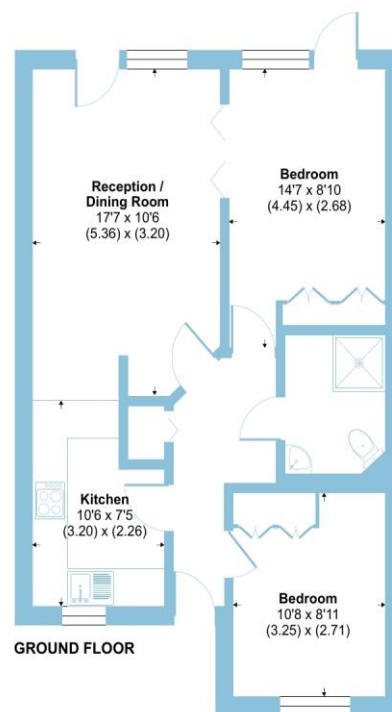
A service charge of £195.00 per month is payable to the residents association for the upkeep of the communal areas.

A beautifully presented two-bedroom retirement bungalow situated in the popular Emerton Garth Over 55s development benefiting direct access to communal gardens and allocated parking.



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Approximate Area = 598 sq ft / 55.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Merry. REF: 1375519



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Property Reference:
BKH103212- 0003

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