










# Egglesfield Close

Berkhamsted

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## Offers In Excess Of £485,000

entrance hall | kitchen | living room | conservatory | cloakroom/WC | master bedroom with ensuite shower | two further bedrooms | family bathroom | rear garden | garage & parking

An immaculately presented three bedroom terraced home with far reaching views to Northchurch Common, further benefitting from a garage and parking, and set in a delightful reassuringly quiet, private cul-de-sac just a short walk from local amenities.

Step inside to a welcoming living and dining room that flows seamlessly into an impressive conservatory, creating a wonderful space for both relaxing and entertaining. French doors open onto the charming south-westerly facing garden, allowing plenty of natural light to fill the home.
Positioned at the front of the property, the modern, well-appointed kitchen enjoys lovely views across the valley, while a convenient cloakroom/WC completes the ground floor.

Upstairs, the spacious principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. There are two further well-proportioned bedrooms, both enjoying the same wonderful valley views, along with a contemporary family bathroom.

### Outside

The sunny rear garden has been thoughtfully designed with a raised lawn, well-stocked borders and a decked seating area beneath a pergola, an ideal spot for outdoor dining or unwinding in the sunshine. The property also benefits from a garage with light and power, accessible from both the garden and the rear, together with allocated parking and additional visitor parking to the front.

### Tenure

Freehold.

### Services

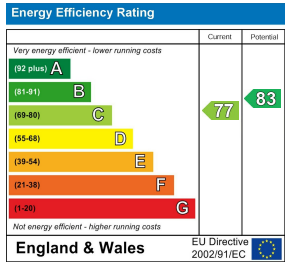
New gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.
Council Tax band D
Service charge: £200 per annum

### 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.







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