



Emerton Garth, Northchurch Berkhamsted HP4 3XJ



A spacious two double bedroom bungalow set within the sought-after Emerton Garth retirement development, close to Berkhamsted. The property offers a bright lounge/dining room with direct access to a private patio and well-maintained communal gardens, a fitted kitchen with ample storage, two generous double bedrooms, and a large shower room. Further benefits include a garage located adjacent to the property. Ideally positioned within a short walk of local shops, including Tesco Express and Simmons Bakery, as well as nearby bus links.

There is a service charge of approximately £190.00 per month for maintenance of communal areas.





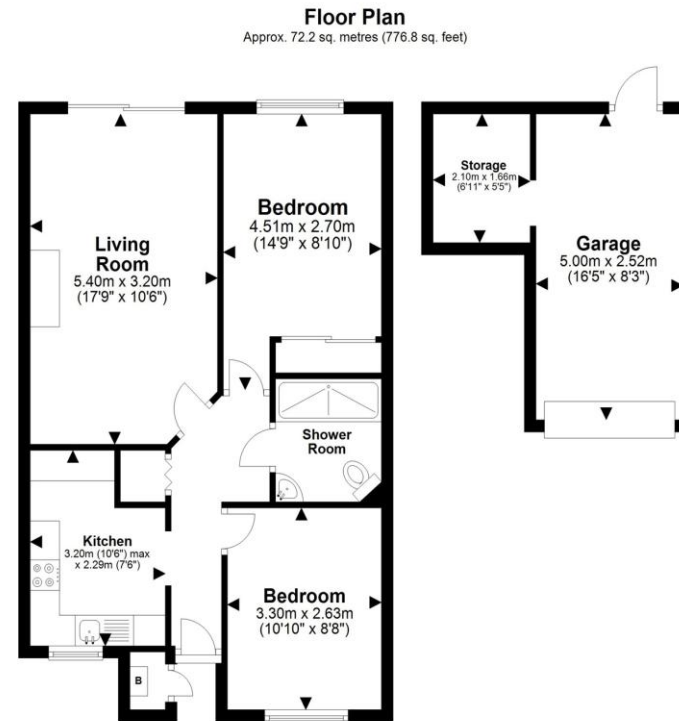
welcome to Emerton Garth, Northchurch Berkhamsted

- Over 55s Development
- Two Double Bedrooms
- Lounge/Diner With Garden Access
- Private Patio Area
- Communal Gardens

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

offers over
£325,000

Well-presented two double bedroom bungalow in the popular Emerton Garth over 55s development, featuring a bright lounge/diner with direct access to a private patio and beautifully kept communal gardens, plus a garage adjacent to the property.



Total area: approx. 72.2 sq. metres (776.8 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 produced 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 Reference:
BKH103325 - 0003

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