



1, Bell Lane  
Northchurch

# 1, Bell Lane

Northchurch

## Offers In Excess Of £350,000

living room | kitchen | first floor landing | double bedroom | family bathroom | rear garden

A characterful one bedroom period home situated in a delightful side-road location, just a short walk from local amenities. NO CHAIN.

This charming one-bedroom home has plenty of character. The front door opens into a welcoming living room with a fireplace and useful alcove storage. From here, you walk through to the cottage style kitchen which has a stable door leading out to the garden.

Stairs from the kitchen take you up to the first floor, where there is a study area, a good-sized double bedroom and a family bathroom.

Outside, the enclosed rear garden is a lovely feature, with a lawn, mature shrubs and a pleasant sitting area.

### Services

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

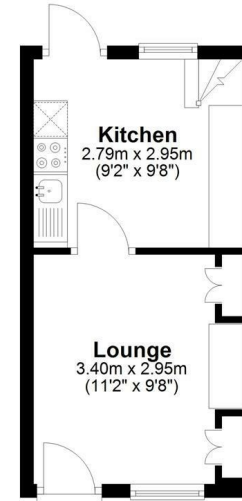
Council tax band C (Dacorum).

### Situation

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. Northchurch Common and the Ashridge Estate, areas of outstanding natural beauty, are close by. For commuters, the A41 bypass gives easy access to both the M25 and M1, whilst the mainline station at Berkhamsted 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.

**Ground Floor**  
Approx. 18.6 sq. metres (199.8 sq. feet)

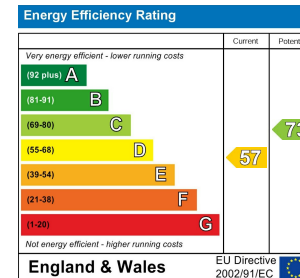


**First Floor**  
Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 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 prepared 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  
Plan produced using PlanUp. □



Relax... you're with Oakleys

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



Oakleys