



Greenway
Berkhamsted



Offers In Excess Of £850,000

entrance hall | sitting room | kitchen | dining room | snug | study | WC | first floor landing | four bedrooms | family bathroom | front & rear gardens

An attractive four bedroom family home dating from 1913, quietly set on a residential street in Berkhamsted. Offering generous living space, period character and a private garden, with the high street and station close by.





At the heart of the house is a generous living and dining area, providing an inviting space in which to relax and entertain. Patio doors open directly onto the rear garden, creating a natural connection between the house and the outdoors.

At the front of the property, two bright reception rooms offer excellent flexibility and can be adapted to suit family life, whether as a comfortable sitting room, home office, playroom or additional living space.

The separate kitchen is well arranged, with a good range of storage and worktop space, together with integrated appliances including a hob, extractor hood, oven/grill and dishwasher. An additional ground floor cloakroom/WC adds further practicality.

Upstairs, the four bedrooms comprise three doubles and a single, each benefiting from natural light and useful storage. The two rear bedrooms are particularly appealing, enjoying attractive views across the Bulbourne valley, while a modern family bathroom completes the first floor.

Outside

The front garden is enclosed by established hedging, providing a pleasant degree of privacy and a welcoming approach to the house. The rear garden is mainly laid to lawn, with mature planting and a patio providing an attractive setting for outdoor dining and summer gatherings.

With its period character, generous accommodation and convenient setting, this is a well balanced family home within easy reach of Berkhamsted's high street, station and local amenities.

Tenure

Freehold.



Services

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

Council tax band F (Dacorum).

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).



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Approximate Gross Internal Area
Ground Floor = 71.2 sq m / 766 sq ft
First Floor = 60.3 sq m / 649 sq ft
Shed = 3.7 sq m / 40 sq ft
Total = 135.2 sq m / 1,455 sq ft

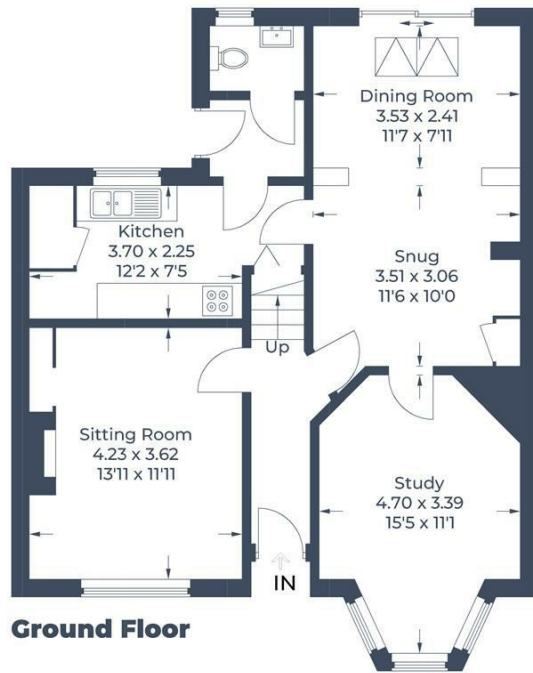


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	80
	EU Directive 2002/91/EC	



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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