



Curtis Way
Berkhamsted

Offers In Excess Of £625,000

Entrance hall | living room | dining room | kitchen | first floor landing | three bedrooms | family bathroom | driveway | rear garden | outbuilding/workshop

A fantastic opportunity to purchase this attractive three bedroom semi-detached home set in a popular residential area, close to good schools and offering off road parking.

From the outset, the property creates a superb first impression, with an enclosed entrance porch offering space for a home office setup, leading into bright and spacious accommodation designed to suit modern day living. The main reception room provides a comfortable and inviting retreat, enhanced by a feature fireplace with a wood-burning stove, adding both warmth and character. The adjoining dining area offers excellent versatility, equally suited to formal dining, home working or additional family living space. The kitchen is fitted with a contemporary range of integrated units and appliances, with views onto the garden.

Upstairs, there are three well proportioned double bedrooms along with a recently renovated family bathroom.

Outside

To the rear, the property opens onto a generous walled garden, which is laid mainly to lawn with a large patio providing an area for outdoor seating, adding to the overall sense of space and privacy. The property further benefits from a gravel driveway to the front, providing sought-after off road parking.

Tenure

Freehold.

Services

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

Council tax band D (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).

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.

Approximate Gross Internal Area
 Ground Floor = 42.4 sq m / 456.1 sq ft
 First Floor = 43.0 sq m / 462.5 sq ft
 Outbuilding = 10.4 sq m / 112.2 sq ft
 Total = 95.8 sq m / 1,030.9 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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		EU Directive 2002/91/EC	



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