



Shrublands Avenue

Berkhamsted



Offers In Excess Of £725,000

entrance hall | sitting room | dining room | kitchen | shower room | second floor landing
| three bedrooms | family bathroom | front garden | rear garden | garage | parking

An attractive three bedroom end of terrace period home, built circa 1903 and situated within a conservation area in a popular part of Berkhamsted. The property is a short walk from the High Street, less than a mile from the station and benefits from a garage and off road parking.





The house retains much of its period character, with two well proportioned reception rooms, both featuring pine flooring. The front sitting room has a bay window and an attractive fireplace, while the separate dining room provides a welcoming space for everyday meals and entertaining. To the rear, a well-appointed kitchen completes the ground floor, alongside a separate shower room.

Upstairs, there are three bedrooms, with period fireplaces in the two larger rooms. A stylish family bathroom serves the first floor accommodation.

Outside

A small gravel garden sits at the front of the house, with a pretty, period style patterned pathway leading to the front door. To the rear, the garden is complemented by a garage and off road parking, accessed from Shrublands Road, a particularly useful asset so close to the town centre.

With its period features, well arranged living space and the added convenience of private parking, this is a characterful home in a sought after Berkhamsted location, within easy reach of the town's shops, cafés, restaurants and rail links.

Tenure

Freehold.



Services

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

Council tax band E (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 = 49.4 sq m / 532 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 Garage = 22.2 sq m / 239 sq ft
 Total = 112.4 sq m / 1,210 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	59	83
	EU Directive 2002/91/EC	



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

