



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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Silver Birches, Little Gaddesden, Berkhamsted HP4

Guide Price £1,600,000

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- Circa 4000 sq ft - Substantial family home
- Stunning Kitchen-diner
- Five bedrooms
- Extensive Garaging & Outbuildings
- No onward chain
- Generous Reception Spaces
- Three bathrooms
- Mature Private Garden - circa 0.25 acre plot
- Please quote JB0294 when enquiring thru Rightmove, Zoopla or OnTheMarket





JP presents...Silver Birches, an impressive detached home on a large mature plot in Little Gaddesden.



Ground Floor

First Floor

Total floor area: 378.6 sq.m. (4,075 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy performance certificate (EPC)			
Silver Birches Little Gaddesden RENOVATED 154-195	Energy rating	Valid until: 29 July 2023	
	F	Certificate number: 2111-3833-4325-11A-5871	
Property type		Detached bungalow	
Total floor area		266 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions [here](https://www.gov.uk/landlords-lets-leases/energy-efficiency-standards-for-landlords).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

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