



Darrs Lane | Northchurch | HP4 3RH
Offers In Excess Of £985,000



This stunning five bedroom detached home has been extended and comprehensively upgraded, showcasing a fresh and modern design throughout. The property is ideally situated close to local shops and amenities.

A modern, bright, and spacious family home. Beautifully presented and exceptionally well-equipped, featuring luxurious bathrooms and kitchen, HIVE smart thermostat, hot water tap and Ring camera doorbell. Storage has been maximised throughout.

The ground floor includes a large living room featuring double doors connecting to both the kitchen and hallway. At the rear, the impressive kitchen/diner is fitted with dove grey painted cabinetry complemented by quartz worktops, and comes with integrated ovens, hob, extractor and dishwasher. Expansive glazed doors open to the garden. Additionally, there's a versatile room fitted with study furniture, as well as a bedroom with an ensuite shower room and newly fitted bedroom furniture, ideal for guests or easy single-level living. A convenient WC and utility complete the accommodation on this floor.

The first floor offers four well-proportioned bedrooms, two of which benefit from fitted bedroom furniture. The principal bedroom is further enhanced by a stylish ensuite with both a shower and separate bath. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property benefits from driveway parking for several vehicles. Conveniently, there is gated side access through to the southeasterly-facing landscaped rear garden. This modern outdoor space features a large patio, raised borders and lawn; a perfect spot to enjoy the sun.

Vendor's Note

The floorplan depicts the layout at the time of purchase. In 2025, several upgrades were made, to include additional kitchen wall units, the installation of a bath to Bedroom 1 ensuite, newly fitted furniture to Bedrooms 1, 2 and 5, fitted study furniture to the family room. Extensive solar panels on south facing and flat roof surfaces, together with an EV charging point.

Services

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

Council tax band D (Dacorum).

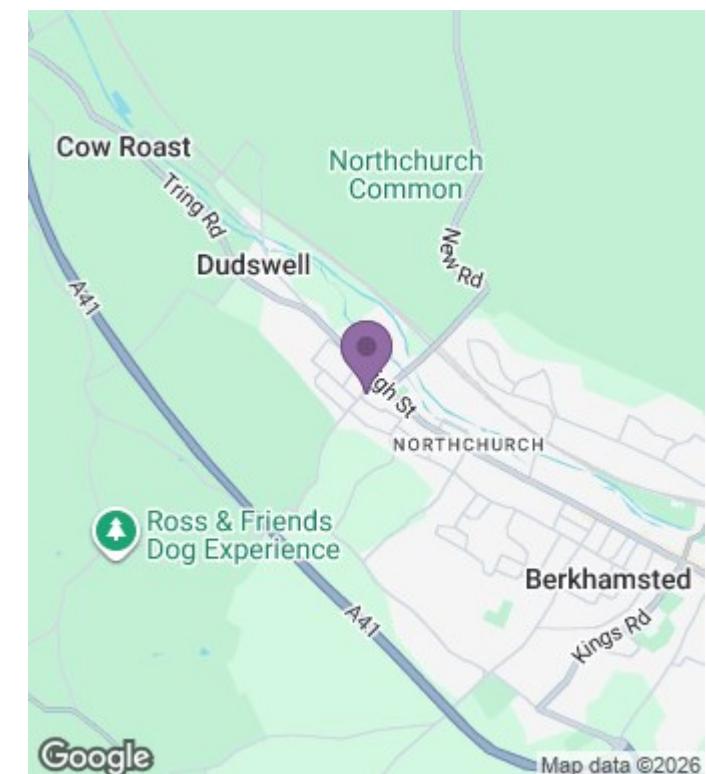
Situation

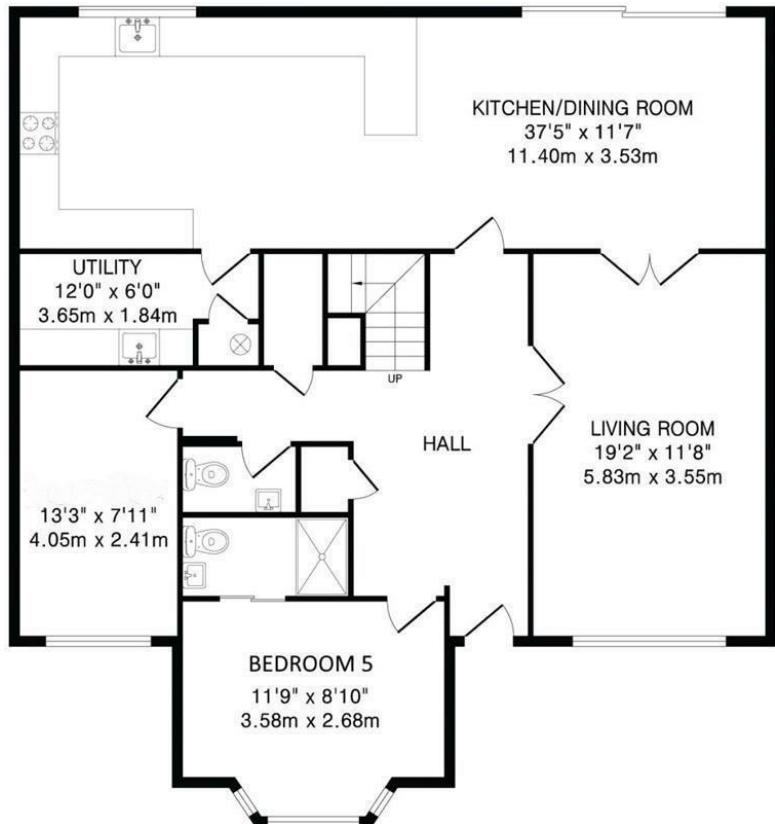
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.



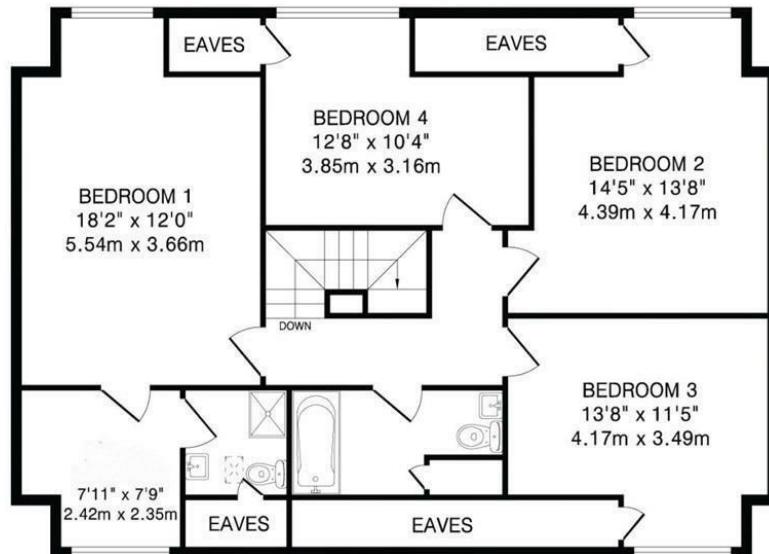


- 2,132 square feet
- Refurbished throughout
- Two ensuite bedrooms
- Three further bedrooms
- Generous kitchen/diner
- Contemporary fixtures & fittings
- SE aspect rear garden
- Ample off-road parking
- Short walk to amenities
- NO CHAIN





Ground Floor
1264 sq.ft.(117.4 sq.m)approx.



First Floor
868 sq.ft.(80.6 sq.m)approx.

TOTAL FLOOR AREA: 2132 sq.ft.(198.0 sq.m)approx.

This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Council Tax Band:
Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

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		75	82
EU Directive 2002/91/EC			

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