

Birch Road

Northchurch





Offers In Excess Of £800,000

entrance hall | kitchen/breakfast room| dining /living room | two bedrooms | shower room | WC |first floor landing | master bedroom with ensuite | loft space | rear garden | garage | utility | off road parking.

This well proportioned three bedroom detached family home enjoys generous and flexible accommodation with ample parking and garage in a quiet no through road location in this popular village.



Situated in a quiet no-through road in the popular village of Northchurch, this well proportioned three bedroom detached family home offers generous and flexible accommodation, together with ample parking and a garage.

The ground floor features a spacious living and dining room, providing a welcoming setting for both everyday family life and entertaining. The kitchen/breakfast room offers a practical and sociable space, complemented by a separate utility room. There are also two bedrooms on the ground floor, served by a shower room, offering excellent flexibility for family living or alternative accommodation needs.

The first floor provides a further bedroom, complete with an ensuite bathroom, creating a comfortable and private space.

Outside
The property benefits from a driveway providing off road parking, together with a garage offering additional storage or parking options. To the rear, there is a good-sized garden, providing a welcome outdoor space to enjoy.

Tenure
Freehold.



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

Council tax band F (Dacorum).

Situation
Northchurch is surrounded by attractive Chilterns countryside and is just a short distance from the historic market town of Berkhamsted, which offers excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to the M25 & M1, and the mainline station at Berkhamsted provides a fast and frequent service to London (Euston).



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Approximate Gross Internal Area
Ground Floor = 98.5 sq m / 1,060 sq ft
First Floor = 53.7 sq m / 578 sq ft
(Including Loft Space)
Garage / Utility = 18.3 sq m / 197 sq ft
Total = 170.5 sq m / 1,835 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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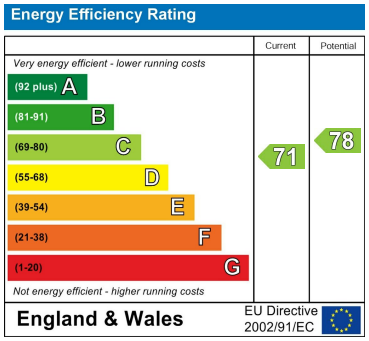



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 **www.oakleysestate.co.uk**

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