



Montague Mews, Northchurch Berkhamsted HP4 3SD



Built in 2024 and still under its new build warranty, the property showcases pristine presentation, high-spec finishes throughout, and all the benefits of a recent construction, including an EPC rating of B courtesy of an efficient air source heat pump and underfloor heating.

Step inside to discover a bright, spacious layout designed with both family life and entertaining in mind. The heart of the home is a vast open-plan kitchen and family area, flooded with natural light from bi-fold doors leading directly to the private rear garden. Here, a dedicated dining space sits under a chic pergola, perfectly blending indoor and outdoor living for al fresco gatherings or quiet evening relaxation.

The accommodation provides three generous bedrooms, including a main bedroom with a modern ensuite shower room. Family needs are further catered for with a stylish main bathroom and the convenience of a ground floor W/C, ideal for guests.

Practicality is at the forefront, with a double driveway offering side-by-side parking for two cars at the front of the property—perfect for busy households. Inside, finishes are to an exceptional standard, echoing a true show-home ambience.

Location

Location is key, and this home could not be better placed. You're just moments from local shops, highly regarded schools, bus routes, and scenic countryside walks, making it perfect for family living. Commuters will love the proximity to the train station, which lies less than 1.5 miles away, ensuring quick and easy access to London and beyond.

This is a rare opportunity to acquire a contemporary, energy-efficient home in one of Berkhamsted's newest address . Contact us today to arrange your viewing and experience this remarkable property for yourself.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The property has a service charge of £250 plus VAT.





welcome to Montague Mews, Northchurch Berkhamsted

- High Specification
- Allocated Parking
- Family Bathroom & En-Suite Shower Room
- Open Plan Living
- Three Bedrooms

Tenure: Freehold EPC Rating: B

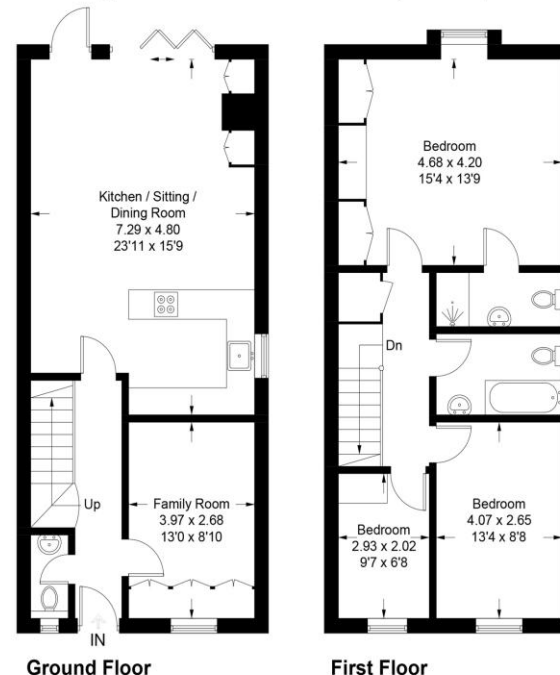
offers in excess of

£675,000

Nestled in an exclusive, modern cul-de-sac in sought-after Berkhamsted, this immaculate semi-detached home combines stylish contemporary living with true turn key convenience

Montague Mews

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1313098)

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Property Reference:
BKH103327 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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