



Lyme Avenue
Northchurch



Offers In Excess Of £725,000

entrance hall | reception room | kitchen/dining room | WC | living room | first floor landing | four bedrooms | two bathrooms | driveway | garage | rear garden

A spacious four bedroom family home on an established private side road, with a double length garage, driveway parking and a private garden. Enjoy the beautiful Chilterns countryside nearby, with local amenities and everyday essentials within easy walking distance.





The ground floor offers two well proportioned reception rooms, each with its own character. To the front, the reception room is a bright and welcoming space, with a large window drawing in natural light and an attractive fireplace providing a natural focal point. At the rear, the second reception room has a more relaxed feel, with a skylight and log burner adding warmth and character. Doors open directly onto the decked terrace and rear garden, creating a seamless connection between indoor and outdoor living. The kitchen/dining room offers a welcoming and versatile space, with a comprehensive range of wall and base units providing ample storage, alongside an integrated double oven and induction hob. With room for both cooking and dining, it is an ideal setting for everything from relaxed family meals to entertaining friends. A ground floor WC completes the accommodation on this level.

Upstairs, there are four bedrooms complemented by a separate shower room and a family bathroom, providing practical and comfortable accommodation for modern family living.

Outside

The property enjoys driveway parking and a double length integral garage, providing a valuable addition to the home. To the rear, the private garden is mainly laid to lawn, with a generous elevated decked terrace providing an inviting spot for al fresco dining, entertaining or simply relaxing outdoors.

With its flexible living spaces, well balanced accommodation and appealing combination of countryside surroundings and nearby amenities, this is a home that offers plenty of scope for comfortable family living.

Tenure

Freehold.

Service charge: £50 per annum



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.



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Approximate Gross Internal Area
Ground Floor = 90.6 sq m / 975 sq ft
(Including Garage)
First Floor = 57.2 sq m / 616 sq ft
Total = 147.8 sq m / 1,591 sq ft

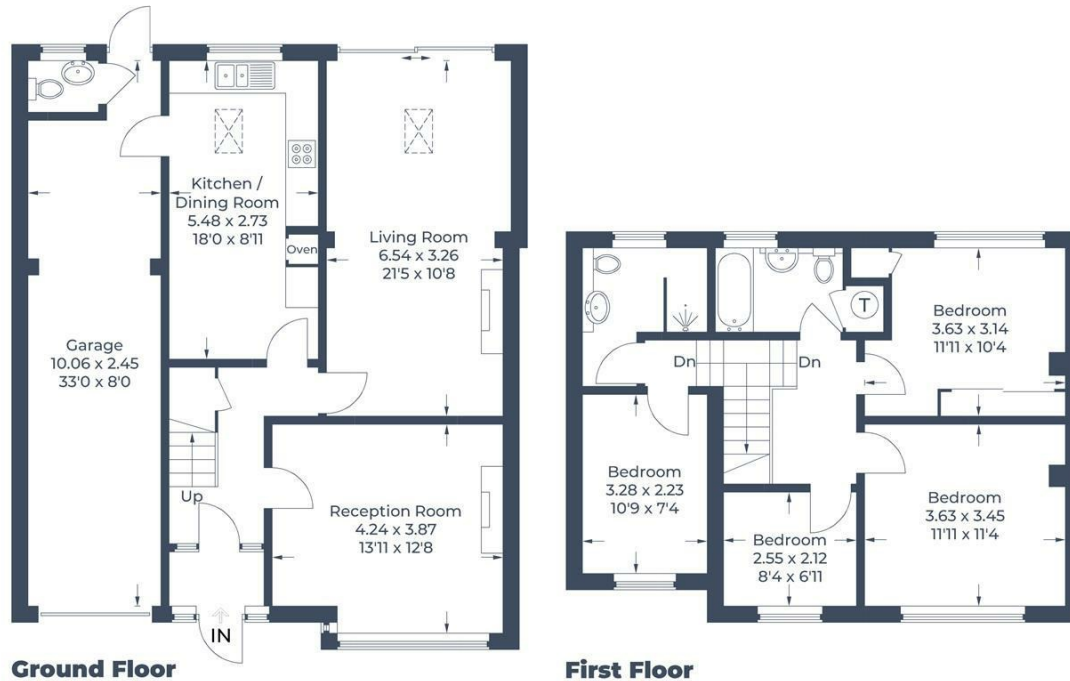


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measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
		EU Directive 2002/91/EC	



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

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