



Kitsbury Road
Berkhamsted



Offers In Excess Of £695,000

Entrance hall | living room | sitting/dining room | kitchen | first floor landing | three bedrooms | family bathroom | rear garden

This attractive three bedroom period home combines charm with practicality and is ideally positioned within easy walking distance of the town centre and mainline station. With excellent scope to improve and extend over time (subject to the necessary planning consents), making it an especially attractive long-term purchase.



Inside, the property has a warm and welcoming feel and is beautifully presented. The layout is traditional featuring two separate reception rooms and a fitted kitchen positioned to the rear. There's plenty of character throughout, including fireplaces, alcoves and a lovely bay window at the front that fills the space with natural light.

Upstairs, there are two well-proportioned double bedrooms alongside a comfortable single bedroom. The family bathroom is also located on this floor and benefits from underfloor heating, adding a modern touch to the home's period charm.

Outside

Immediately outside the kitchen is a flagstone patio area, ideal for outdoor dining and entertaining. The garden then opens onto an area laid to lawn, enclosed by fencing for added privacy. A further seating area provides an additional space to relax. The garden enjoys a west facing aspect, making it perfect for soaking up the afternoon sun. The property also benefits from side access leading to the rear garden, a particularly desirable feature.

Services

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

Council tax band D (Dacorum).



Tenure

Freehold.

Situation

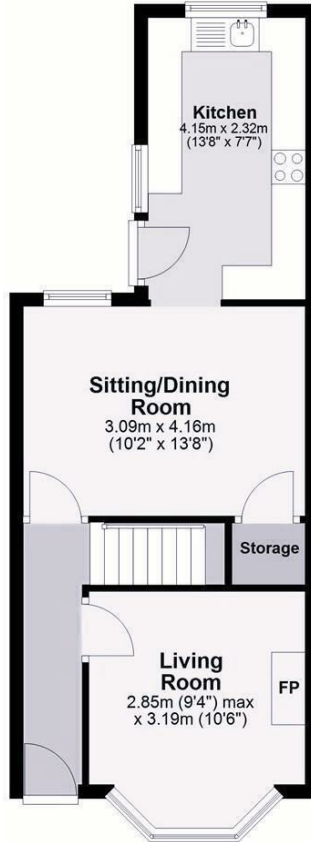
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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Ground Floor
Approx. 39.6 sq. metres (426.0 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 76.6 sq. metres (824.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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