



Ellesmere Road
Berkhamsted

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Offers In Excess Of £875,000

kitchen/family room | utility | WC | living room | first floor landing | two double bedrooms | family bathroom | second floor bedroom | off-road parking | large rear garden

A deceptively spacious three bedroom character home with superb plot and off-road parking, conveniently situated for accessing the town centre and mainline station.

A generous triple-aspect living room is located on the ground floor. From here, stairs lead to both the upper and lower floors.

Lower ground floor accommodation includes a stunning open-plan kitchen/dining/family room which features stylish kitchen cabinetry with island unit and skylight. The family room benefits from a vaulted ceiling and bifold doors to the rear. There is also the convenience of a separate utility and WC.

Two double bedrooms and a modern family bathroom are accessed from the first floor landing, and a further double bedroom is located on the second floor.

Outside, the unusually large southwesterly facing rear garden is a terrific asset to this lovely home and features a choice of paved seating areas and a generous sloping lawn with established trees and hedging. The property further benefits from off-road parking to the side.

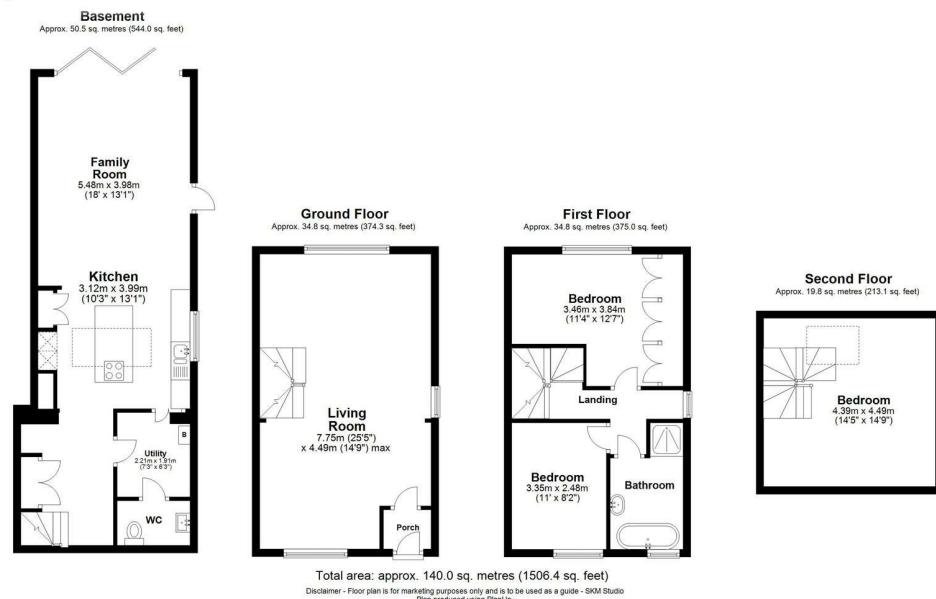
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D.

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 and the mainline station provides a fast and frequent service to London (Euston).

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.



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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