



Elizabeth II Avenue
Berkhamsted

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Offers In Excess Of £900,000

entrance hall | sitting room | kitchen/dining room | cloaks/WC | first floor landing | master with ensuite shower | two further bedrooms | family bathroom | second floor landing | two further bedrooms | family shower room | front & rear gardens | garage & driveway parking

A five bedroom detached home offering stylish accommodation arranged over three floors, situated in a popular, recently developed area of the town.

Contemporary and beautifully presented throughout, this stunning home offers spacious modern family living. A generous sitting room includes a square bay window to the front. At the rear, the open-plan kitchen/dining room features high gloss cabinetry with contrasting worktops and striking splash-backs, while french doors allow access to the rear garden. Ground floor accommodation is completed by a convenient cloaks/WC.

On the first floor, the principal bedroom benefits from ample built-in wardrobes and an ensuite shower room. A further two bedrooms are located on this floor plus the stylish family bathroom.

The second floor is comprised of an additional two bedrooms served by a modern shower room.

Outside, the enclosed low-maintenance rear garden features an attractive paved terrace leading to an area of artificial turf. There is also the benefit of a single garage and driveway parking to the front.

Services

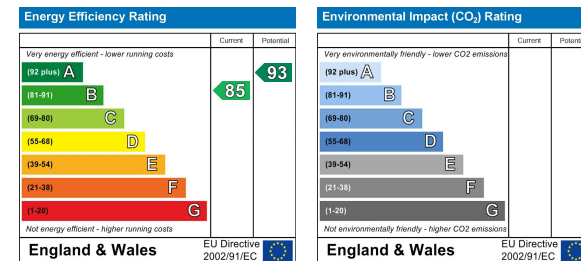
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G. Charge of £50 pa to maintain the grounds of Bearroc Park.

Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst 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.

APPROXIMATE GROSS INTERNAL AREA = 1643 SQ FT / 152.6 SQ M
GARAGE = 140 SQ FT / 13.0 SQ M
TOTAL = 1783 SQ FT / 165.6 SQ M



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