



Shrublands Road
Berkhamsted

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Offers In Excess Of £650,000

entrance porch | kitchen | inner lobby | cloaks/WC | lounge/diner | first floor landing | two bedrooms | family bathroom | second floor master bedroom with dressing area & ensuite | rear garden | garage

A stylish three bedroom extended townhouse with southerly aspect rear garden, garage and parking, conveniently situated just a short walk from the shops and restaurants of Berkhamsted's vibrant High Street.

An entrance porch leads into the stunning kitchen which features contemporary cabinetry with quartz worktops and contrasting tiling. Integrated appliances include an electric double oven, gas hob, microwave, fridge, freezer, dishwasher and washer/dryer. An inner lobby provides access to a cloaks/WC and stairs to the first floor. At the rear, the spacious lounge/diner features a partially vaulted ceiling with velux windows, plus french doors opening out to a sunny terrace.

There are two bedrooms on the first floor, the larger of which benefits from a balcony. There is also a refitted family bathroom on this floor. The master bedroom, along with dressing area and modern ensuite bathroom, is located on the second floor.

Situated in a lovely leafy road, the property benefits from a landscaped southerly facing rear garden with a sheltered seating area, raised lawn, and garage and parking area beyond. At the front, access is via steps.

Services

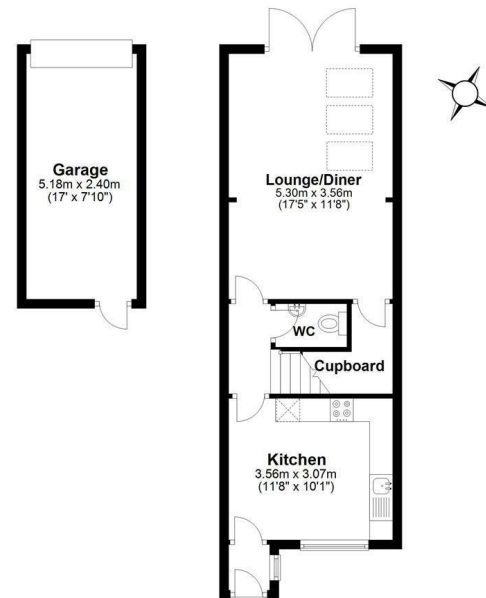
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

Situation

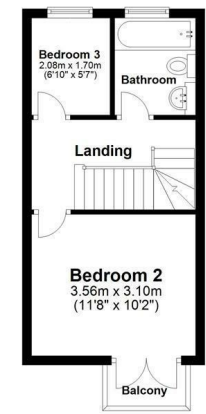
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 while the mainline station provides a fast and frequent service to London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

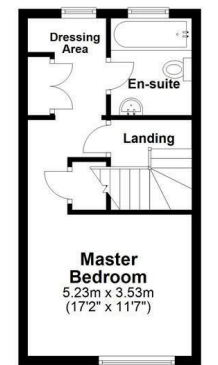
Ground Floor
Approx. 50.8 sq. metres (546.5 sq. feet)



First Floor
Approx. 26.0 sq. metres (280.4 sq. feet)

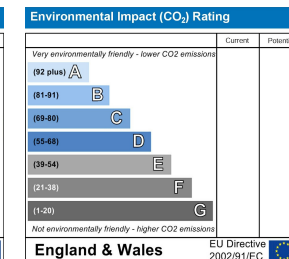
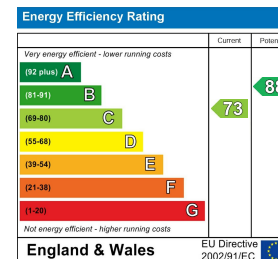


Second Floor
Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using PlanUp.



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