



Castle Hill Close
Berkhamsted

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Offers In Excess Of £1,200,000

entrance hall | lounge | kitchen | dining room | snug | family room | WC | first floor landing | five bedrooms | family bathroom | front & rear gardens | garage & driveway parking

A beautifully presented detached family home offering versatile accommodation and lovely mature gardens, perfectly situated just a short walk away from the mainline station and town centre.

A semi-open plan layout is at the heart of this charming property and comprises a well appointed kitchen, dining area with french doors opening to the garden, and a cosy snug/reading room. A separate family room also benefits from french doors to the rear. A further warm and inviting reception includes a feature fireplace and bay window to the front. A convenient WC completes the ground floor accommodation.

On the first floor the five good sized bedrooms are served by a contemporary family bathroom.

Outside, a delightful southeasterly aspect rear garden includes paved seating areas leading onto a large lawn with mature trees and attractively planted borders. At the front, an integral garage and driveway provide off road parking.

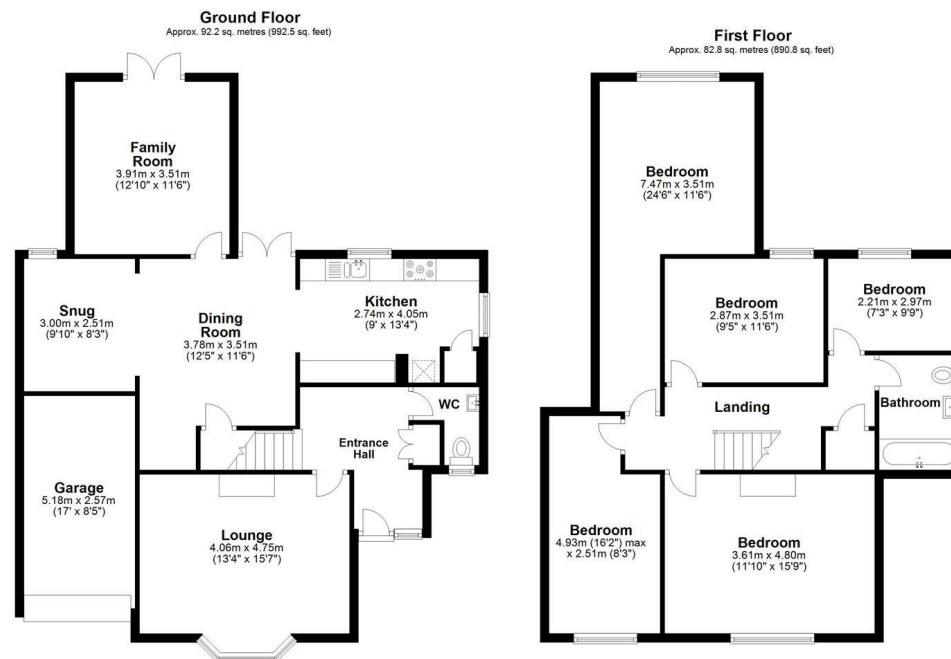
Services

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

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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Total area: approx. 175.0 sq. metres (1883.3 sq. feet)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(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	76
(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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

