



Shrublands Avenue

Berkhamsted

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Offers In Excess Of £775,000

entrance hall | living/dining room | kitchen/breakfast room | first floor landing with study area | two first floor bedrooms | family bathroom | WC | second floor bedroom | front & rear gardens | garden room | off-road parking

An extended three bedroom period home with stylish accommodation arranged over three floors, further offering a timber garden room and off-road parking. Situated in a popular residential area just a short walk away from the town centre.

An entrance hall gives access to the large open-plan living/dining room. The front reception area includes a lovely feature fireplace with useful alcove storage. The dining/family area also benefits from excellent storage. To the rear, double doors open through to the spacious kitchen/breakfast room which includes classic cabinetry, integrated oven and hob, plus belfast sink. A part vaulted and glazed ceiling allows natural light to flood in.

The first floor comprises two double bedrooms, a superb family bathroom, plus an additional cloaks/WC. A useful study space on the landing could be enclosed if desired. A further double bedroom is located on the second floor.

Outside, the beautifully landscaped rear garden includes a paved terrace stepping down to a gravelled seating area plus an area of lawn, all complemented by contemporary planting. A timber garden room provides extra accommodation, whilst the much valued off road parking is accessed via Shrublands Road.

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).

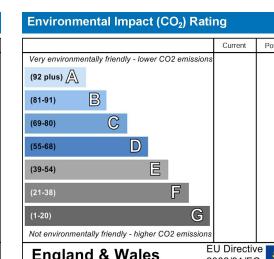
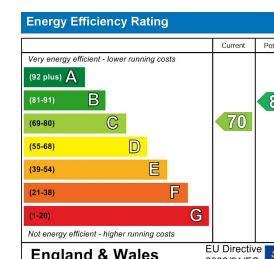
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Total area: approx. 107.9 sq. metres (1161.5 sq. feet)

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

70 Shrubland Avenue



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