



Archive Mews
Berkhamsted

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Offers In Excess Of £750,000

entrance hall | two receptions | kitchen/breakfast room | cloaks/WC | first floor landing | master bedroom with ensuite shower | two further bedrooms | family bathroom | external utility | front courtyard & rear garden | off-road parking | NO CHAIN

A spacious three bedroom family home located in a prestigious gated development formerly part of the British Film Institute National Archive. Benefitting from a private garden and the use of a larger communal garden space, plus off-road parking.

Accommodation includes two generous receptions and a spacious kitchen/breakfast room. Modern kitchen cabinetry includes integrated ovens, induction hob, Quooker tap and dishwasher, while french doors open to the garden. A WC completes the ground floor.

On the first floor, the master bedroom benefits from ample fitted wardrobes and an ensuite shower. A further two bedrooms are served by the stylish family bathroom.

Outside, a private paved courtyard to the front gives access to the property, plus the utility. The rear garden includes a patio, attractive planting, and an area of artificial turf. There is allocated parking for two cars as well as a visitor parking area. A lawned communal garden is a fantastic additional asset for this unique Grade II listed home.

Services

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

Tenure

Share of Freehold. Service charge currently approx £500 per year - communal upkeep including gardeners, private large bin collection, gate and road maintenance, communal area insurance. Peppercorn ground rent.

Situation

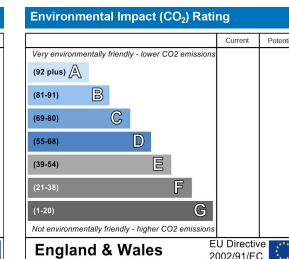
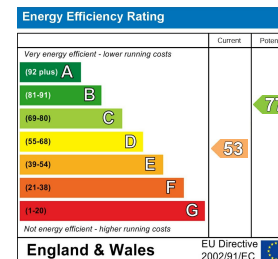
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 while the mainline station provides a fast and frequent service to London (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. FLOOR
AREA 853 SQ. FT.
(79.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1550 SQ. FT. (144.0 SQ. M.)
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