



Egerton Road
Berkhamsted

Egerton Road

Berkhamsted

Offers In Excess Of £935,000

entrance hall | sitting room | family room | kitchen/dining room | utility | WC | first floor landing |
four first floor double bedrooms | family bathroom | second floor double bedroom with ensuite shower |
front & rear gardens | driveway & carport parking

A stylish five bedroom family home offering upgraded and extended accommodation, situated in a popular residential area within walking distance of Bridgewater School, the mainline station and the town centre.

Ground floor accommodation includes two good-sized receptions, plus a stunning open-plan kitchen/dining room. Beautifully refitted, the kitchen features classic cabinetry with Belfast sink, and space for a range cooker. From the dining area, bifold doors allow access out to the terrace. There is also the convenience of a separate utility and a WC.

The first floor comprises four double bedrooms and a modern family bathroom. The second floor houses a further double bedroom with a contemporary ensuite shower room. The rooms to the rear benefit from wide-reaching views over the town and Chiltern Hills.

Outside, the rear garden features a large elevated decked seating area providing a perfect entertaining space. Steps lead down to a sizeable lawned area which enjoys a southerly aspect. To the front, a driveway and carport provide parking options.

Services

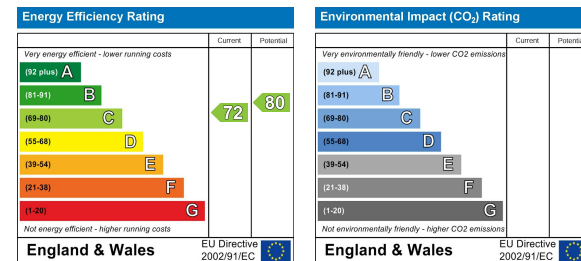
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum).

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).

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 = 1729 SQ FT / 160 SQ M



Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

