



Shrublands Avenue

Berkhamsted

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Offers In Excess Of £725,000

entrance hall | sitting room | dining room | kitchen | utility | first floor landing | three bedrooms | family bathroom | front & rear gardens | garage & off-road parking

A three bedroom terraced period home benefitting from a garage and off-road parking, situated in a popular residential area a short walk away from the High Street and under a mile to the station.

A charming sitting room to the front includes a feature fireplace and a bay window. The spacious separate dining room leads on to the kitchen at the rear. Pine flooring features in both receptions and the kitchen. Shaker style kitchen cabinetry is complemented by wooden worktops, and there is the benefit of french doors opening on to the garden. Ground floor accommodation is completed by a useful utility area accessed from the dining room.

The first floor comprises three bedrooms plus the family bathroom. The two larger bedrooms include period fireplaces.

Outside, there is a small paved garden to the front. At the rear, a pretty two-tier terrace leads down to an area of lawn with attractively planted borders on either side. A garage and off-road parking, accessed from Shrublands Road, is a huge asset.

Services

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

Situation

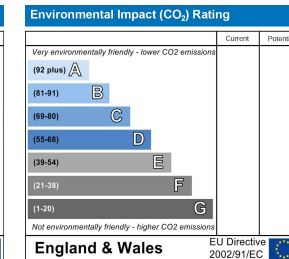
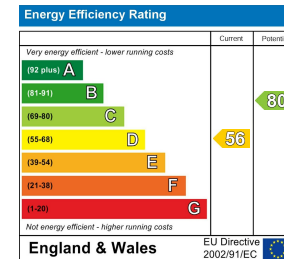
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 while the mainline station provides a fast and frequent service to London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



Total area: approx. 107.7 sq. metres (1159.8 sq. feet)

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



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