



# Bourne End Lane

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## Offers In Excess Of £600,000

entrance hall | kitchen/breakfast room | dining room | living room | conservatory | WC | first floor landing | four bedrooms | family bathroom | loft storage space | garage & driveway parking | front & rear gardens

A spacious four bedroom detached family home backing onto fields, benefitting from a no through road setting in this charming village location.

Ground floor accommodation includes a kitchen/breakfast room, separate dining room, large living room, and a conservatory to the rear. From here, patio doors lead out to the garden. A convenient WC is located off the entrance hall.

The first floor comprises four double bedrooms and a family bathroom. The bedrooms to the rear benefit from magnificent countryside views.

A large loft space is accessed from one of the bedrooms via paddle stairs.

Outside, the southeasterly facing rear garden includes a patio, area of lawn, summer house, and a lovely outlook over neighbouring fields. To the front there is a garage and driveway parking, with the benefit of an EV charging point.

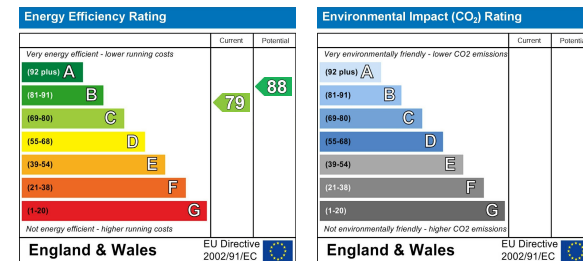
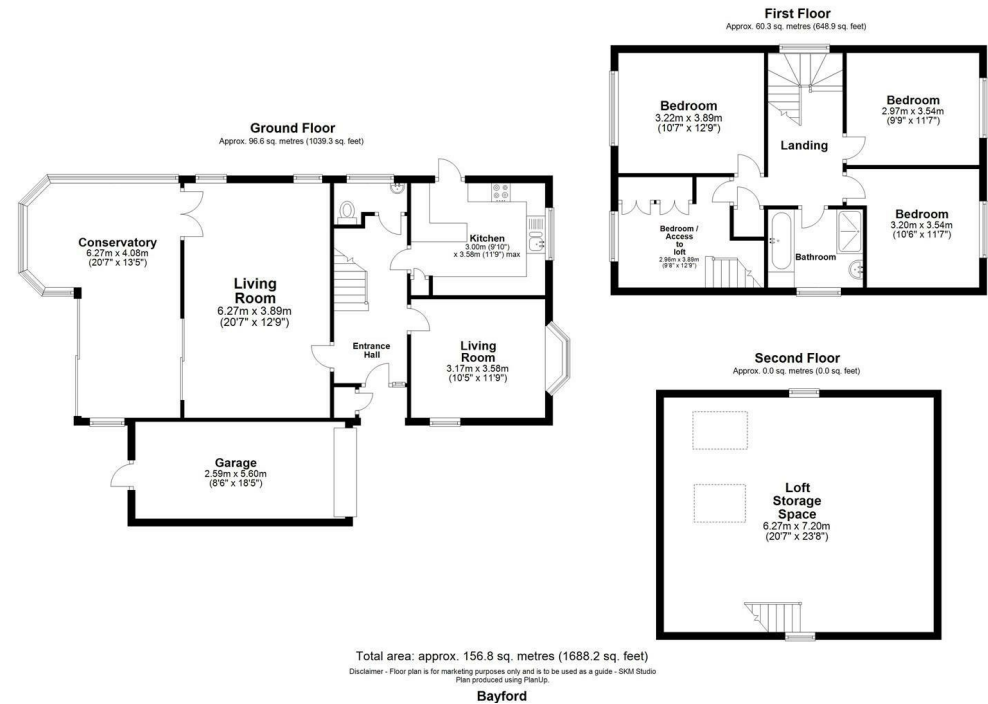
### Services

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

### Situation

Bourne End is a lovely village located within easy reach of the towns of Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, the A41 offers good connections to both the M1 and M25, while and the mainline stations at Hemel Hempstead and Berkhamsted provide fast and frequent services 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.



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