

# Shrublands Avenue

Berkhamsted

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## Offers In Excess Of £750,000

entrance hall | living room | snug | kitchen/dining room | first floor landing | three bedrooms | family bathroom | front & rear gardens | summerhouse | off-road parking

Stylishly upgraded throughout, this stunning period home offers a contemporary finish with a wealth of character and charm. Off-road parking at the rear is accessed via a recently resurfaced lane, space for one large or two small cars, plus scope for either a garage or home office. High Street amenities and the station are just a short walk away. Additionally, there is lapsed planning consent to extend into the loft.

A characterful living room to the front includes a new bay window with shutters. The snug benefits from a wood burning stove, which is open to the contemporary kitchen and dining area. Cabinetry is complemented by oak worktops, and comes with integrated oven, microwave, gas hob, fridge/freezer, dishwasher and wine fridge. Skylights in the vaulted dining area allow natural light to flood in, while french doors open to the garden.

The first floor comprises a generous master bedroom with large wardrobe, a second double bedroom, a single bedroom, and a stunning vaulted family bathroom. Period fireplaces, sash windows, picture rails and wooden doors feature throughout the property.

The beautifully landscaped rear garden with side access, includes a paved terrace for entertaining, which steps down to lawned and gravelled areas, all complemented by established planting. A timber summerhouse provides extra space.

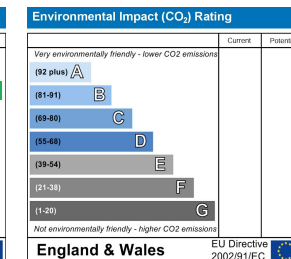
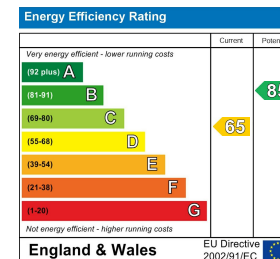
### Services

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 education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the 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.



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