



Woodlands Avenue
Berkhamsted

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Offers In Excess Of £415,000

entrance lobby | living room | kitchen | utility | first floor landing | two bedrooms | family bathroom | outbuilding | front & rear gardens | off road parking

A two bedroom end-terrace home with generous gardens and the benefit of off-road parking, situated in an established side road within easy reach of schools and the town centre. Further offering tremendous scope to reconfigure or upgrade.

At the side, a door opens into the entrance lobby which includes stairs to the first floor. An attractive living room is located at the front of the property, and this leads through to the traditionally-styled kitchen/breakfast room towards the rear. Beyond this is a useful utility/boot room.

The first floor comprises two good sized bedrooms and the family bathroom.

Outside, a side gate allows access through to the westerly aspect rear garden which includes an outbuilding, two paved areas, and a generous sloping lawn. There is off road parking to the front, along with attractive terraced lawns.

The property further offers excellent development potential. Plans have been drawn-up to extend at the rear within permitted development rights.

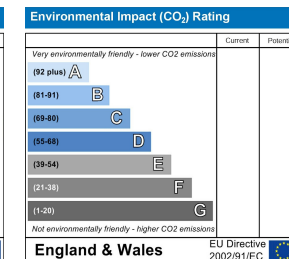
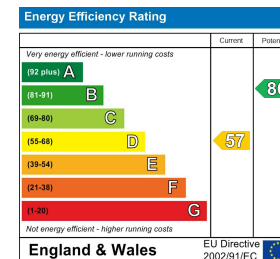
Services

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