

Westfield Road
Berkhamsted

Westfield Road

Berkhamsted

Offers In Excess Of £625,000

entrance porch | lounge | kitchen/dining room | utility | play room | WC | first floor landing | master bedroom with ensuite shower | three further bedrooms (one currently used as a dressing room) | family bathroom | front & rear gardens | small garage/store room

Extended and upgraded, this beautifully presented semi detached family home enjoys a contemporary open-plan layout. Located close to primary schools, and just over a mile away from Berkhamsted's thriving town centre.

An impressive open-plan kitchen/dining room/lounge is at the heart of this stylish home. Modern kitchen cabinetry includes integrated oven, hob, microwave and dishwasher. Patio doors provide access to the garden, while skylights allow natural light to flood in. The generous lounge area includes a feature fireplace. A second reception could serve as a play room, office or gym. Ground floor accommodation is completed by a utility room and a convenient WC.

On the first floor, the master bedroom benefits from an ensuite shower. A further three bedrooms are served by the modern family bathroom. NB. the current arrangement means that one of the bedrooms acts as a dressing room for the master.

Outside, the rear garden includes a large, attractive paved terrace leading down to an area of child-friendly artificial turf. The front garden features low maintenance block-paving. There is also the benefit of a small integral garage/store room.

Services

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

Situation

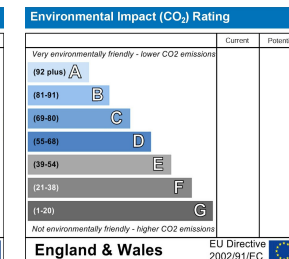
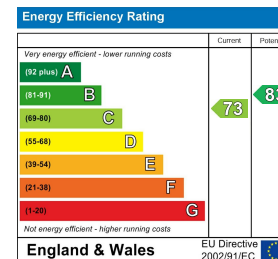
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London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



Total area: approx. 123.5 sq. metres (1329.5 sq. feet)

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



Relax... you're with Oakleys

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

