



St. Marys Avenue  
Northchurch

# St. Marys Avenue

## Northchurch

### Offers In Excess Of £475,000

entrance hall | living/dining room | kitchen | three bedrooms | family shower room | front & rear gardens | detached garage | driveway parking | NO CHAIN

VIEWINGS FROM SATURDAY 2ND MARCH. An extended three bedroom semi-detached bungalow benefitting from driveway parking and detached garage, perfectly placed for accessing local shops and amenities.

This cared-for family home offers excellent potential to extend and/or reconfigure, subject to obtaining any necessary consents.

Accommodation currently includes a spacious living/dining room and a separate kitchen, both featuring views over the garden and beyond.

The three bedrooms and family shower room are located off the entrance hall.

Outside, there are pretty gardens to the front and rear. Both are mainly laid to lawn, complemented by mature planting. There is also the benefit of a single detached garage at the rear, and driveway parking to the front.

#### Services

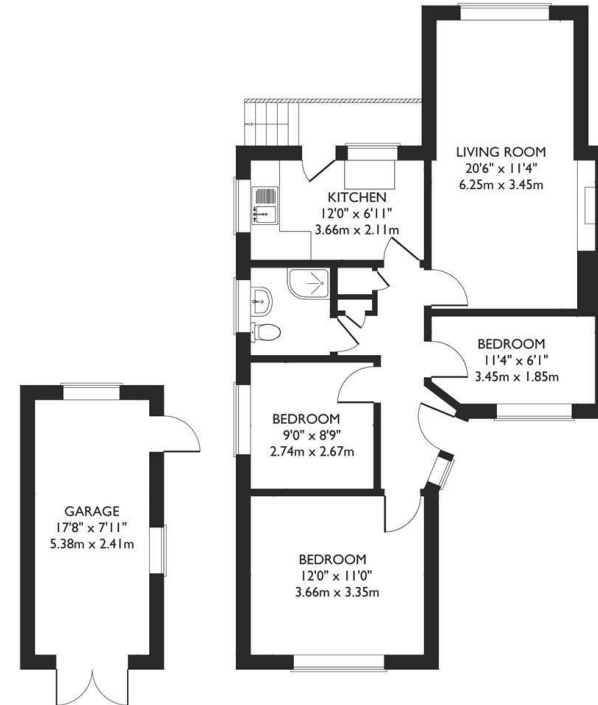
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

#### Situation

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

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.

APPROXIMATE GROSS INTERNAL AREA = 708 SQ FT / 66 SQ M  
GARAGE = 140 SQ FT / 13 SQ M  
TOTAL = 848 SQ FT / 79 SQ M



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
	<b>61</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Relax... you're with Oakleys

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

