



Chapel Street  
Berkhamsted

# Chapel Street

Berkhamsted

## Offers In Excess Of £675,000

entrance hall | kitchen | lounge/dining room | WC | first floor landing | three bedrooms | family shower room | front & rear gardens | garage & parking | NO CHAIN

Superbly situated in a small private mews right in the heart of the town, this three bedroom end-terrace home further offers a charming south-westerly facing rear garden plus garage and off-road parking.

Immaculately presented throughout, accommodation includes a modern kitchen with integrated oven, gas hob, dishwasher, fridge/freezer and washing machine. The spacious lounge/dining room to the rear features views of the garden, while a glazed door opens to the patio. There is also the convenience of a ground floor WC and understairs storage.

The first floor comprises three good-sized bedrooms and a modern family shower room. Two of the bedrooms feature fitted wardrobes.

Benefitting from side access, the beautifully maintained rear garden enjoys a sunny aspect and includes a large paved terrace, and a slightly elevated lawned area complemented by mature planting and hedging. At the front, there is a small attractive garden, a separate garage, private parking and communal grounds. Berkhamsted's thriving High Street is just a short walk away.

Service charge of approx £500/year covers maintenance of communal grounds.

### Services

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

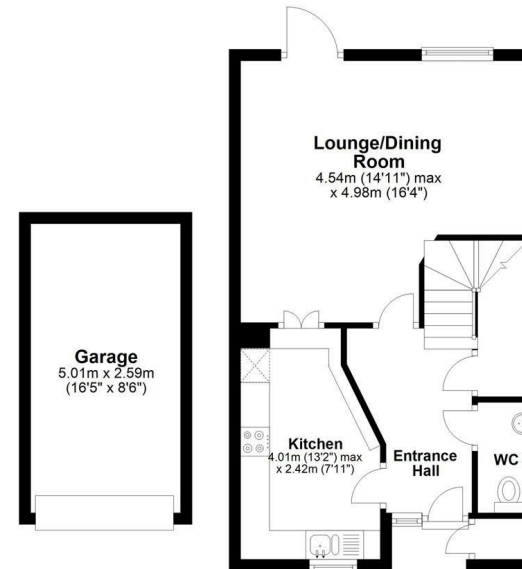
### Situation

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.

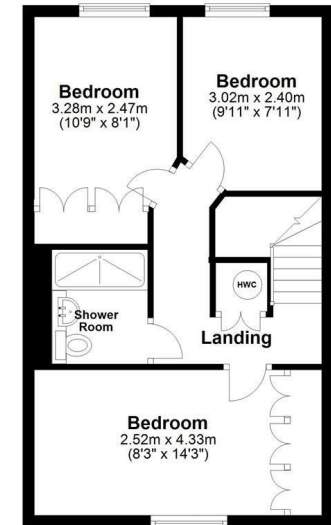
### Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



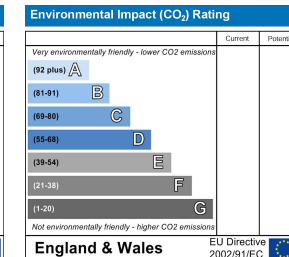
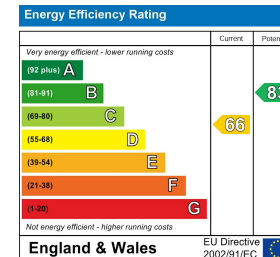
### First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 97.7 sq. metres (1051.1 sq. feet)

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



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