

Heron Mews
Bourne End

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Offers In Excess Of £600,000

entrance hall | lounge | kitchen/dining room | utility | WC | first floor landing | master bedroom with balcony & ensuite shower | two further bedrooms | family bathroom | front & rear gardens | allocated covered parking

Recently-built and beautifully presented throughout, this three bedroom, two bathroom, family home comes with covered parking and a lovely outlook. Heron Mews is in attractive new development situated alongside the Grand Union canal.

This stylish property includes an open-plan kitchen/dining room with french doors opening to the rear. Contemporary cabinetry includes an oven, gas hob, extractor, and fridge/freezer. Ground floor accommodation is completed by a light-filled lounge, a utility room, and a convenient WC located off the entrance hall.

On the first floor, the superb master bedroom features a balcony with canal views and an ensuite shower room. A further two bedrooms are served by the modern family bathroom.

Outside, the enclosed rear garden includes paved seating areas and lawn, and a gate leads to the covered parking area which benefits from an EV charging point. There is an attractive landscaped area to the front of the property. The renowned Three Horseshoes pub at Winkwell is just a short walk away.

Service charge of £468.26/year covers maintenance of communal green areas, car ports etc.

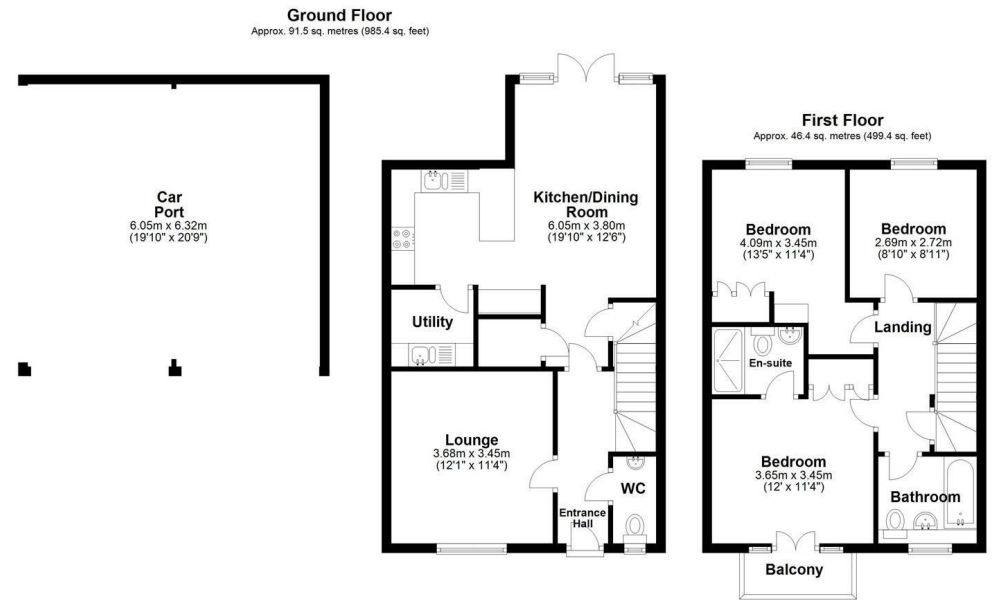
Services

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

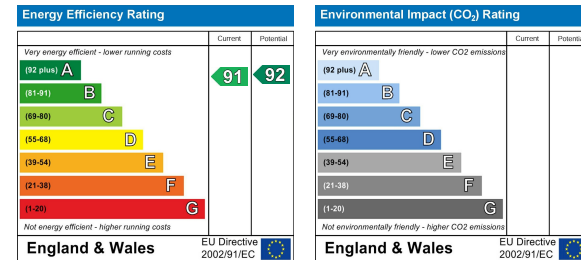
Situation

Bourne End is a lovely village located within easy reach of the towns of Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, the A41 offers good connections to both the M1 and M25, while and the mainline stations at Hemel Hempstead and Berkhamsted provide fast and frequent services 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. 137.9 sq. metres (1484.8 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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