

Mortain Drive
Berkhamsted

Mortain Drive

Berkhamsted

Offers In Excess Of £600,000

entrance hall | kitchen | dining room | living room | WC | first floor landing | master bedroom with ensuite shower | two further bedrooms | family bathroom | rear garden | garage & parking

Situated just over a mile from the station, this beautifully presented three bedroom link-detached home benefits from a family friendly cul-de-sac setting close to Bridgewater school.

Accommodation includes a dual-aspect kitchen with modern cabinetry and integrated oven, gas hob, extractor, dishwasher, washing machine and larder fridge. A generous living room at the rear benefits from bi-fold doors opening to the garden. The second reception is currently used as a dining room but could serve equally well as a study or play room. A convenient WC completes the ground floor.

On the first floor the master bedroom benefits from built-in wardrobes and an ensuite shower. There are a further two good-sized bedrooms and a family bathroom.

Outside, the beautifully landscaped enclosed rear garden includes a stone paved terrace stepping up to a raised area of lawn and an additional gravelled seating area, all complemented by mature hedging and established planting. There is the benefit of a single garage to the side and off-road parking to the front.

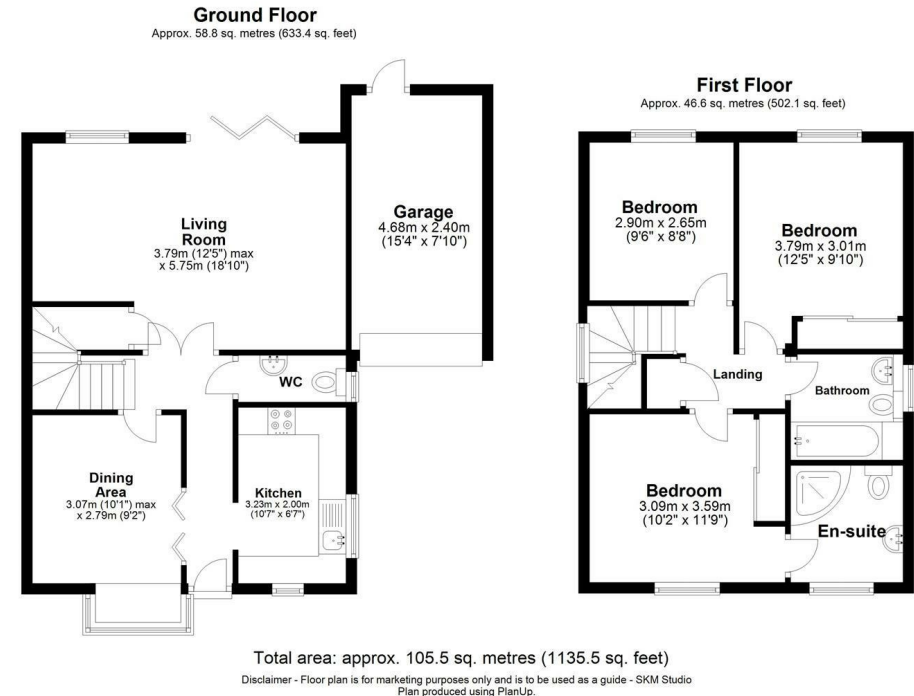
Services

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 educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and 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.



Energy Efficiency Rating	
Current	Potential
68	84
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

Relax... you're with Oakleys

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

