



New Road  
Northchurch

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## Northchurch

### Offers In Excess Of £370,000

living/dining room | kitchen | first floor landing | two bedrooms | family bathroom | rear garden | external store/utility & separate outbuilding

A beautifully presented period home offering characterful accommodation and a low maintenance rear garden, situated a short walk away from local amenities and approx 1.5 miles to Berkhamsted station.

Ground floor accommodation includes a generous dual aspect open-plan lounge/dining room with a charming open fire and useful understairs storage. At the rear, the kitchen features shaker style cabinetry with a butler sink and integrated oven and gas hob. From here there is access to the garden.

The first floor comprises two good-sized bedrooms and the traditionally-styled family bathroom.

Outside, the enclosed rear garden includes artificial turf and a decked area. A store room/utility is adjacent to the house, and a separate outbuilding provides useful additional storage.

Shops, schools, and the village pub are nearby, along with the 500 bus route. The Grand Union canal towpath is a couple of minutes away, while a longer walk takes you to Northchurch Common and the lovely Ashridge Estate.

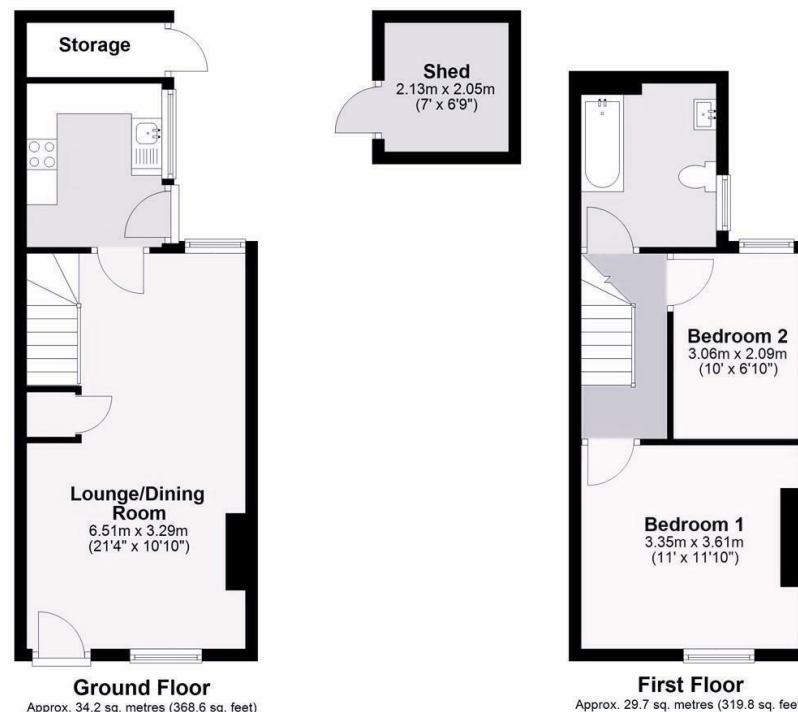
#### Services

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

#### Situation

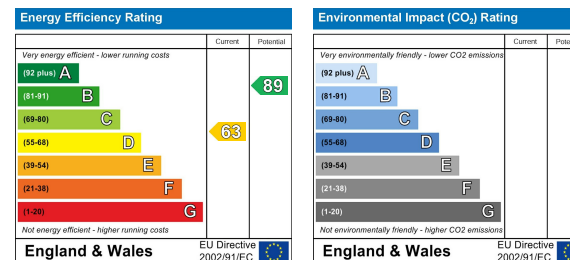
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to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



Total area: approx. 64.0 sq. metres (688.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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