

# Snowhill Cottages

Ashley Green

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## Guide Price £375,000

entrance hall | living room | kitchen/dining room | store room | first floor landing | two bedrooms | family bathroom | off road parking | rear garden

Benefitting from beautiful mature gardens and off road parking, this two bedroom village property offers excellent scope for redeveloping or extending (STPP).

Ground floor accommodation currently comprises an entrance hall, living room, kitchen/diner, and store room. On the first floor there are two double bedrooms and a family bathroom.

Outside, the large established garden at the rear is a true feature of this property, and includes lawned areas with attractive borders, mature trees, and an outlook onto open fields. There is the benefit of driveway parking to the front.

Conveniently situated just a couple of minutes' walk from the village pub, this property is also only two miles away from Berkhamsted's thriving High Street.

A superb opportunity to tailor a property to your specific needs and preferences, subject of course to obtaining any necessary local authority consents.

### Services

Mains water, electricity and drainage. Council tax band C (Chiltern).

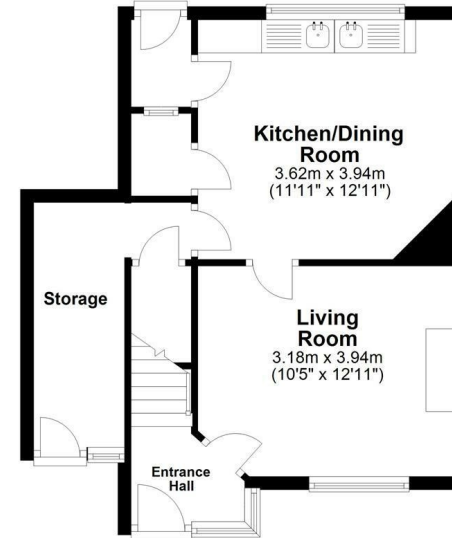
### Situation

Ashley Green is situated between Chesham and Berkhamsted and offers a village community with church, village hall and public house, and easy access to the surrounding Chilterns' countryside. For commuters, the A41 bypass offers good connections to both the M1 and M25, and the stations at Berkhamsted and Chesham provide fast and frequent services to London. The property is within the catchment for Chesham Grammar and Dr Challoners Boys and Girls Schools.

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. 40.7 sq. metres (438.4 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>88</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	
England & Wales EU Directive 2002/91/EC	

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