



Mortain Drive
Berkhamsted

Mortain Drive

Berkhamsted

Offers In Excess Of £525,000

entrance hall | kitchen | lounge/dining room | conservatory | WC | first floor landing | three bedrooms | family shower room | rear garden | garage & parking

A modern three bedroom semi-detached home with garage and off-road parking, situated in a popular residential area close to Bridgewater school and just over a mile from the station.

Accommodation includes a kitchen with contemporary cabinetry and integrated oven and gas hob. The generous lounge/dining room benefits from glazed sliding doors opening to a conservatory at the rear. The attractive conservatory features french doors to the garden along with magnificent views over the valley. A convenient WC, located off the entrance hall, completes the ground floor.

On the first floor, two double bedrooms and a single bedroom are served by the modern family shower room.

Outside, there is a block-paved parking space to the front. At the rear, the south-westerly aspect hard landscaped garden includes beautiful stone paving complemented by mature planting; a perfect spot to enjoy the view. A single garage is located beyond.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (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 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
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89
(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	
EU Directive 2002/91/EC	

Relax... you're with Oakleys

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

