



Bridgewater Road | Berkhamsted | HP4 1JB
Offers In Excess Of £1,125,000



A modern four bedroom detached family home offering exceptional reception space, large southerly aspect garden and off-road parking, conveniently situated in an established residential area within easy walking distance of the station and town centre.

Beautifully presented throughout, accommodation includes a generously proportioned living room leading through to a dining/family room at the rear. Sliding patio doors open to the garden creating a bright and airy space perfect for both relaxing and entertaining. Further reception space is provided by a cosy snug.

The kitchen features modern cabinetry and a range of integrated appliances, including a fridge, oven, hob, and dishwasher. A dedicated utility room is a useful addition for busy family life. The ground floor also benefits from a convenient WC, accessed from the hallway.

Upstairs, all four bedrooms are generously proportioned and there is ample fitted storage. The principal bedroom features a stylish ensuite shower room, while the other three share a modern family shower room.

Outside

To the front, a single garage and block-paved driveway provide plenty of off-road parking.

The large southerly aspect rear garden is a wonderful space, perfect for enjoying the sunshine or hosting gatherings with family and friends. A generous elevated terrace benefits from a lovely outlook over the valley. Steps lead down to extensive lawns bordered by established planting.

This superb family home provides everything you need for comfortable modern living, in a popular location close to rail links, schools and a wide range of amenities.

The site further offers scope to extend, subject to obtaining any necessary planning consents.

Services

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

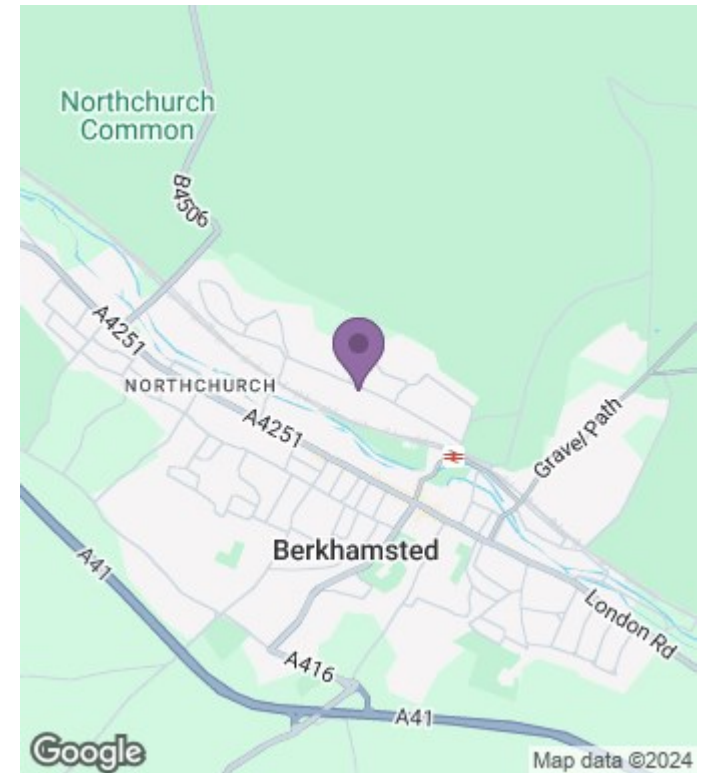
Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and 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).



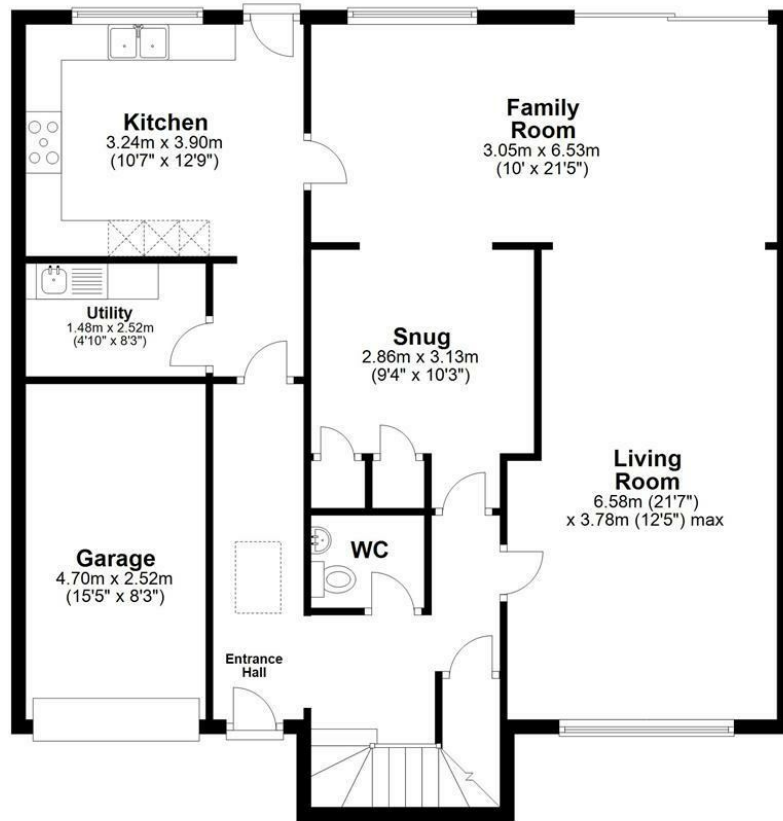


- 1,863 square feet
- 0.5 mile to station
- Master with ensuite shower
- Three further double bedrooms
- Ample reception space
- Dedicated utility
- Ground floor WC
- Garage & parking
- Large sunny aspect garden
- Scope to extend (STPP)



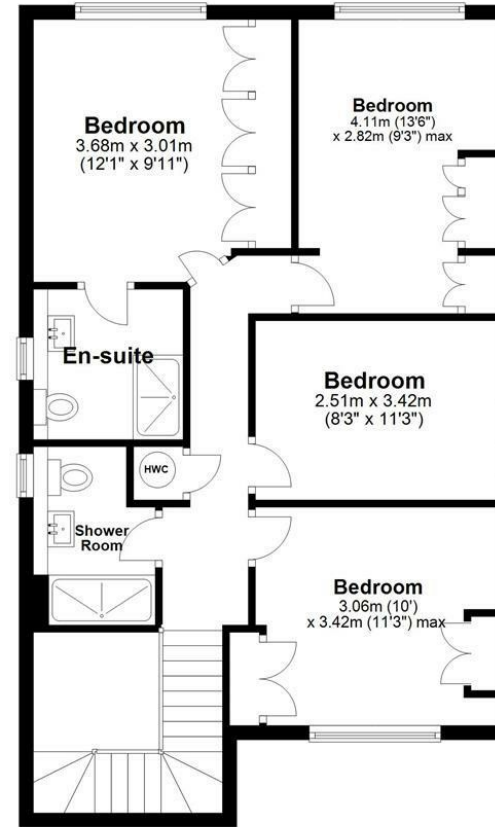
Ground Floor

Approx. 105.4 sq. metres (1134.3 sq. feet)



First Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



Total area: approx. 173.1 sq. metres (1863.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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

Council Tax Band: E
Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

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