



Cross Oak Road

Berkhamsted



Offers In Excess Of £640,000

sitting room | kitchen/dining/family room | shower | first floor landing | master with ensuite bathroom | second bedroom | front & rear gardens | garden studio

A charming two double bedroom period terraced home offering excellent reception space plus a contemporary timber-clad garden room, situated in an ever popular residential area within easy reach of the town centre and mainline station.





The ground floor comprises two reception spaces leading through to the stylish galley kitchen at the rear. The sitting room to the front includes a cosy wood-burning stove, and built-in alcove shelving and cupboards. The spacious dining/family room also features a decorative fireplace and practical built-in storage. At the rear, the kitchen includes classic painted cabinetry and is equipped with an integrated oven, gas hob, and Belfast sink. Velux windows allow natural light to flood in while a glazed door gives access to the garden. A modern shower room completes the accommodation on this floor.

Upstairs, there are two good-sized double bedrooms, one of which benefits from a spacious ensuite bathroom featuring a claw-foot bath and separate shower cubicle.

Outside

To the front, a terraced and gravelled garden includes steps up to the front door with storm porch.

The rear garden extends to approx 150' and enjoys a sunny southeasterly aspect. Features include beautiful stone paving, gravel paths, mature hedging, a pond, and raised beds. At the far end, a contemporary timber-clad garden studio offers an ideal space for work or hobbies.

Located within the Conservation area, this lovely period home is excellently placed for accessing High Street amenities, and is just a 15 minute walk from the station.



Services

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

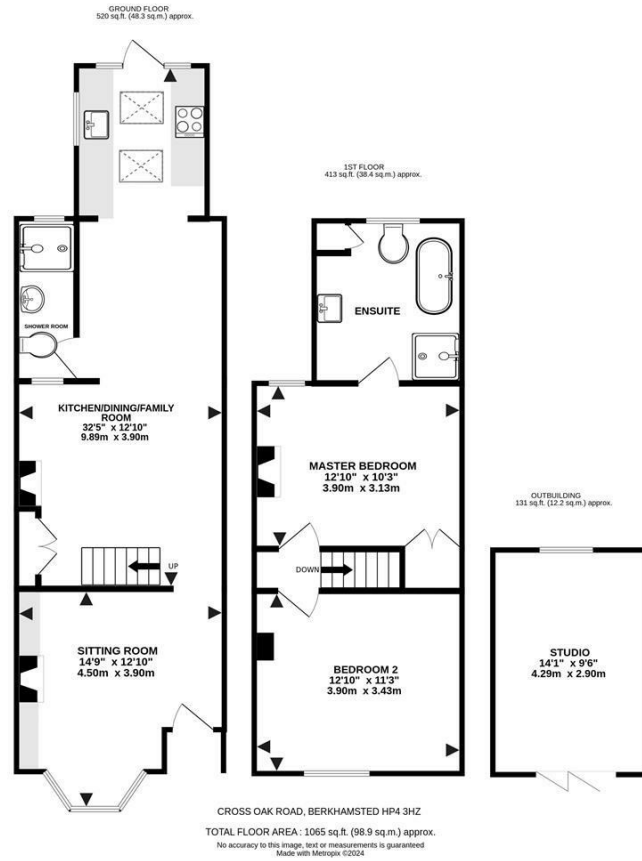
Situation

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).



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	



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.

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