



Hedgehog Way

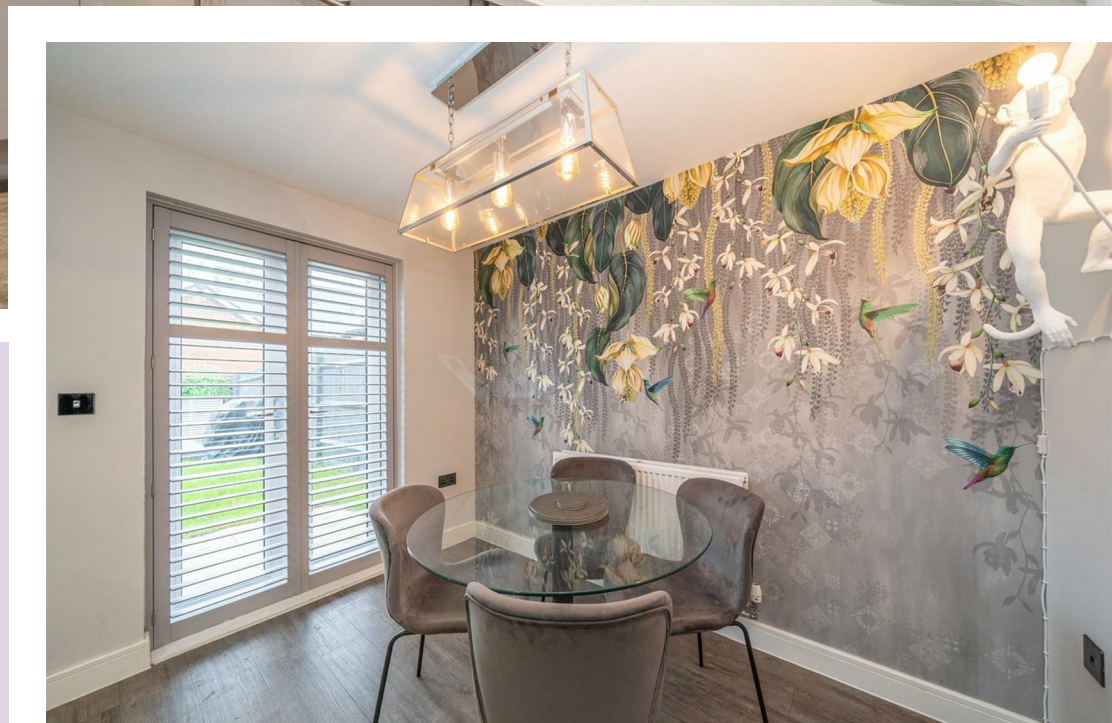
Berkhamsted



Offers In Excess Of £775,000

entrance lobby | living room | kitchen/dining room | WC | first floor landing | three bedrooms | family bathroom | second floor master bedroom with ensuite shower | front & rear gardens | garage & parking

In a sought-after, recently-developed area of the town, this four-bedroom end-of-terrace family home offers beautifully presented accommodation arranged over three floors along with the benefit of a garage and parking.





The ground floor comprises an entrance lobby leading into the main living area, which features tasteful window shutters. At the rear, the open-plan kitchen and dining room is a true highlight, offering a contemporary design and stylish cabinetry. The kitchen is well-equipped with integrated appliances, including a dishwasher, washing machine, double oven, and an induction hob. French doors open to the rear garden. For added convenience, a WC is located on this floor.

Upstairs, you'll find three good-sized bedrooms on the first floor along with the family bathroom. The second floor is dedicated to the impressive principal bedroom suite, offering a private retreat complete with modern ensuite shower room.

Outside

The rear garden enjoys a sunny south-easterly aspect and features an area of lawn leading to a raised composite decking area, ideal for outdoor dining and socialising. Additional benefits include outdoor electric points and the convenience of a side pedestrian gate. To the side, a driveway and single garage provide valuable off-road parking.

This stunning home combines modern design, practicality, and style, making it an ideal choice for those seeking a comfortable and versatile family home within easy reach of the town's amenities.

Tenure

Freehold
Service charge: £395/year



Services

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



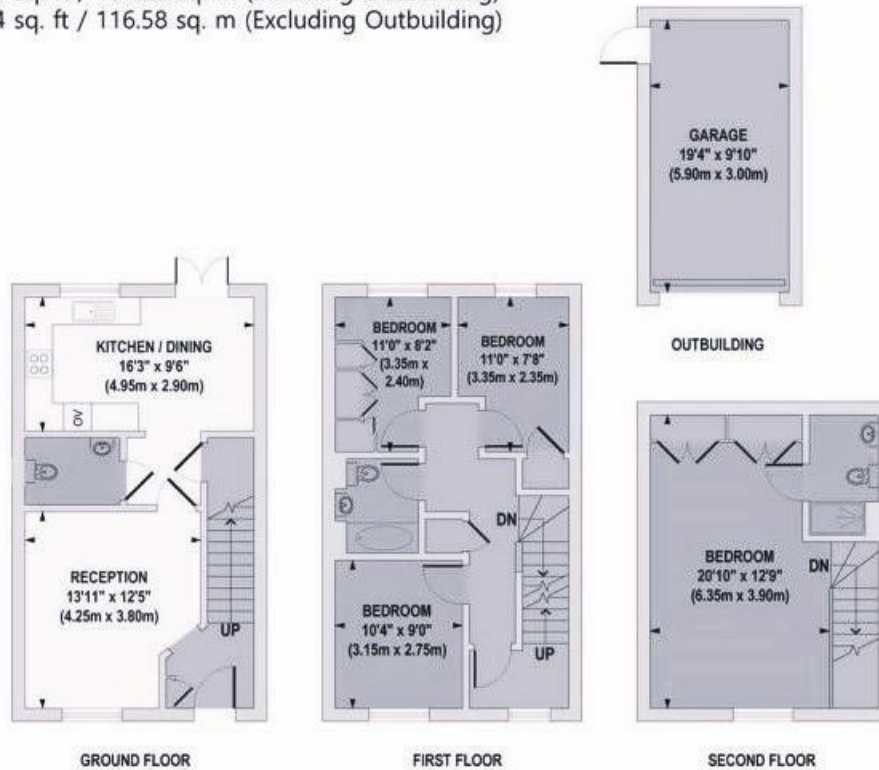
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Approximate Gross Internal Floor Area
 1445 sq. ft / 134.28 sq. m (Including Outbuilding)
 1254 sq. ft / 116.58 sq. m (Excluding Outbuilding)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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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