



Oxford Close
Berkhamsted



Offers In Excess Of £1,200,000

entrance hall | living room | kitchen/dining room | utility room | family room | study | WC | first floor landing | main bedroom with ensuite | four further bedrooms | family bathroom | gardens to front & rear | garage & driveway

A five bedroom detached home, ideal for family living, with a spacious layout, cul-de-sac location, and easy access to the High Street, mainline station, and local schools.





This well designed home features good sized rooms and a practical, family-friendly layout.

The kitchen/dining room is fitted with classic cabinetry and includes a central island, induction hob, oven, butler sink, and boiling water tap. Conveniently, a utility area is adjacent. From the kitchen, double doors connect through to the spacious living room which features a brick fireplace and parquet flooring, and is perfect for family gatherings or entertaining. The family room, with sliding doors to the garden, offers versatile additional reception space. A front-facing study and a handy WC complete the ground floor accommodation.

Upstairs, there are five double bedrooms, four with built-in wardrobes. The large principal bedroom features high ceilings, wood flooring, dual aspect windows, and an ensuite shower room. A family bathroom serves the other bedrooms.

Outside

The south-east facing lawned rear garden is private and features mature shrubs, trees, and a decking area for outdoor dining.

The property also includes a large garage and a gated driveway to the front.



Services

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

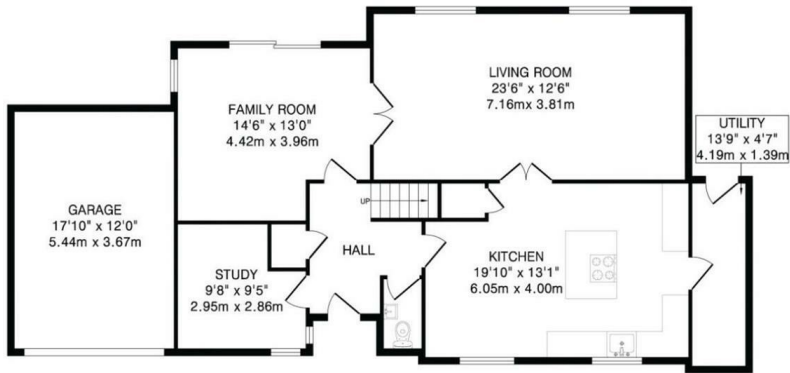
Situation

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).

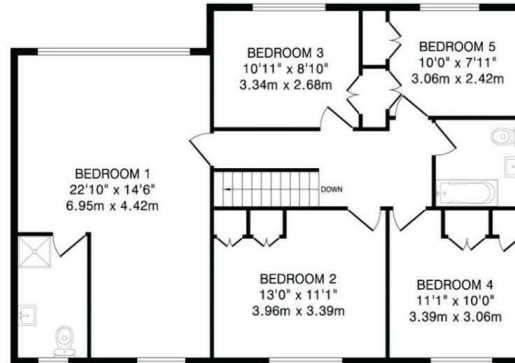


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Ground Floor
1206 sq.ft.(112.0 sq.m)approx.



First Floor
946 sq.ft.(87.8 sq.m)approx.

TOTAL FLOOR AREA: 2152 sq.ft.(199.8 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		79
(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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

