



4 Bedrooms



3 Bath/Shower Rooms



1 Reception Room



Garage and Driveway



Low-Maintenance Garden



EPC Band C

Council Tax  
Band: F £3,174.33  
April 24/ March 25  
Local Authority  
Dacorum Council

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**Cowslip Meadow, Northchurch, HP4 1FN**  
**Guide Price £925,000 Freehold**

## Cowslip Meadow, Northchurch

A spacious, modern and beautifully presented four-bedroom town house, located on an exclusive, private road within walking distance of excellent schools, the train station and town centre.

📈 Beautifully Presented Town House on an Exclusive Development

📈 Recently Refurbished

📈 Modern Open-Plan Living / Kitchen / Dining Room

📈 Four Bedrooms, Two with Ensuites

📈 Spacious Principal Bedroom with Large Walk-in Wardrobe

📈 Laid-to-lawn Garden with Patio Area

📈 Within Walking Distance of the Town Centre

### Description

This fabulous house has been recently refurbished by the current owner so now boasts a Lutron lighting system, Heatmiser smart thermostatic controls, underfloor heating to the lower ground floor and a water softener. The house is close to popular schools and the Ashridge Estate with outstanding walks close by. It is located on a quiet, private cul-de-sac. The house has open plan living on the lower ground floor with a great sized living room with French doors to the garden. This is open to a modern, shaker style kitchen which has a fitted oven, microwave and a wine-cooler fridge. This is open to the dining area with its own French doors to the rear patio. Separately the utility room has a worktop with storage cupboard and a sink. There is also a useful cloakroom with w/c on the lower ground floor. The spacious principal bedroom has a large walk-in wardrobe with a window and there is an ensuite shower room. Bedrooms two three and four are on the first floor, are all double-sized rooms, two have fitted wardrobes with bedroom two also enjoying the use of an ensuite and there is a sumptuous family bathroom. The rear garden is low-maintenance and has a paved patio, a lawn with stairs down to an area with a storage shed. There is a single garage for a vehicle or a very convenient storage room for bikes etc. Private road charge of £295 per annum and the property has pumping station drainage.

### Location

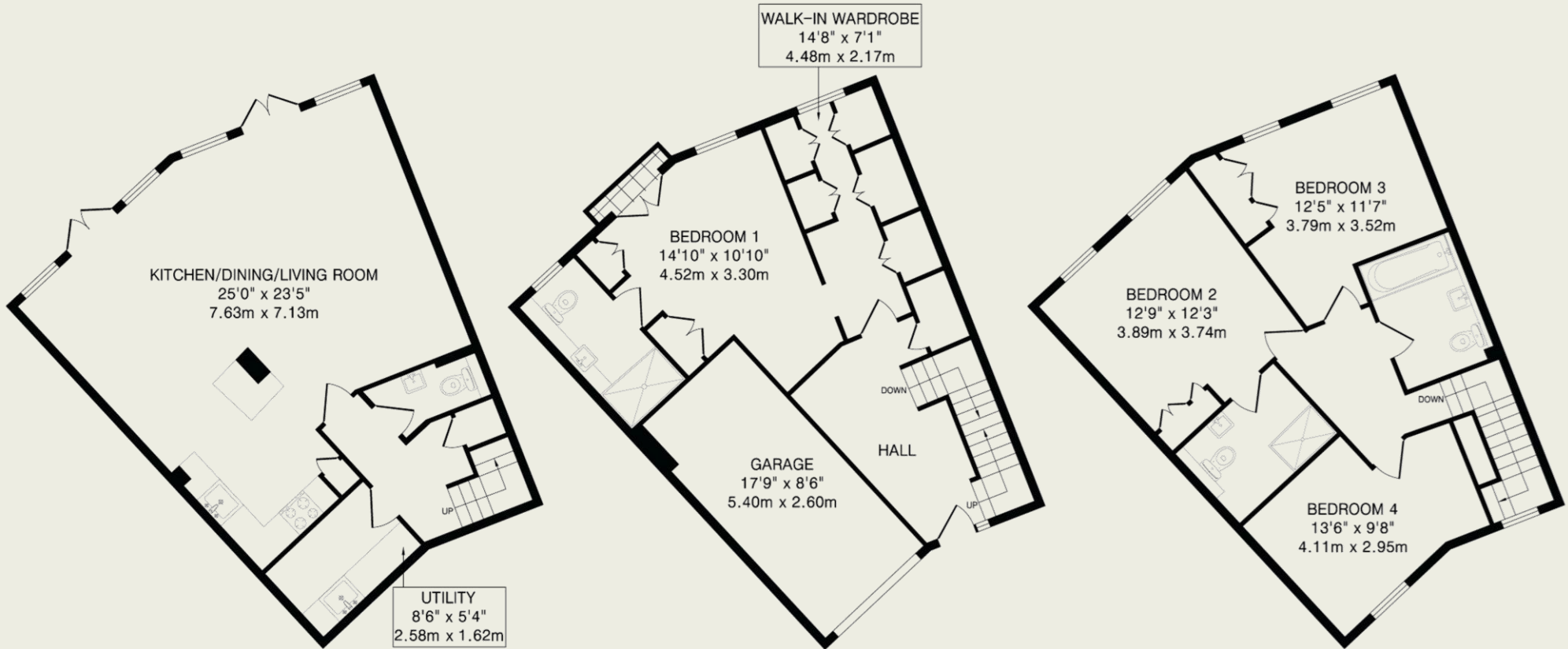
Berkhamsted is a highly desirable town for commuters and families, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston. There is a superb range of shops, restaurants and leisure facilities in the area.





**Important Information**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Lower Ground Floor  
616 sq.ft.(57.0 sq.m)approx.

Ground Floor  
616 sq.ft.(57.0 sq.m)approx.

First Floor  
616 sq.ft.(57.0 sq.m)approx.

TOTAL FLOOR AREA: 1848 sq.ft.(171.0 sq.m)approx.  
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