



Hilltop Road
Berkhamsted



Offers In Excess Of £475,000

entrance hall/cloaks | kitchen | sitting room | dining/family room | WC/utility | first floor landing | three double bedrooms | family bathroom | rear garden

A three bedroom terraced home offering excellent family accommodation and modern finish, in a popular elevated location with good access to schools, the town centre and mainline station. NO CHAIN





Generous reception space includes a sitting/dining room opening through to a lovely, light-filled family room featuring sliding doors to the garden. A modern well-appointed kitchen includes integrated double oven, gas hob and dishwasher. The ground floor further benefits from a spacious entrance hall/cloaks area and a useful WC/utility.

On the first floor, you'll find three good-sized bedrooms and a contemporary family bathroom.

Outside, the attractive southerly aspect rear garden includes a decked seating area, borders and low maintenance gravel. The property is conveniently located for schools and is just a short walk from Berkhamsted's thriving High Street.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

Tenure

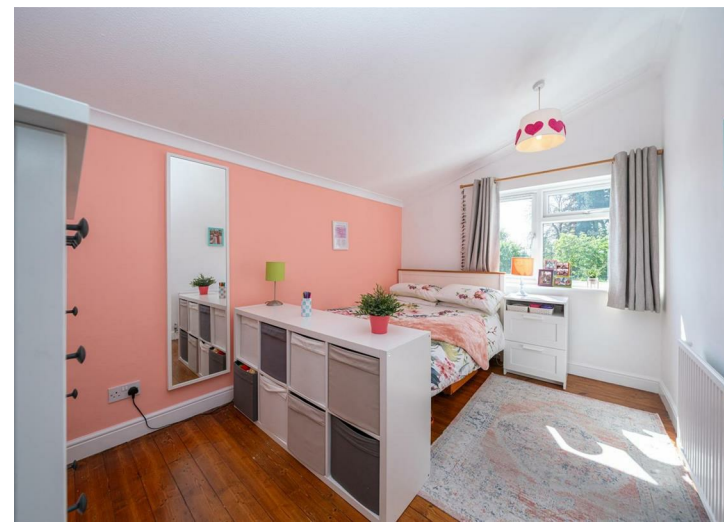
Freehold.

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).

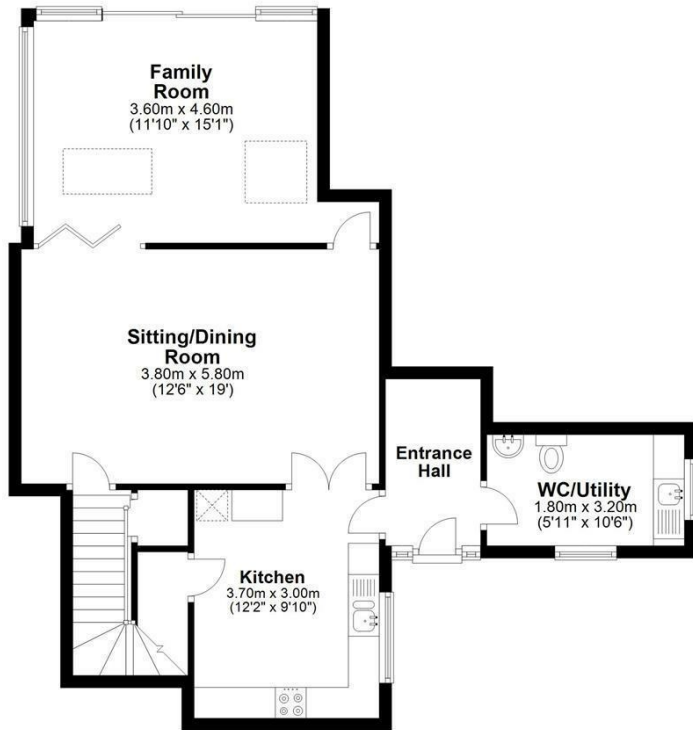


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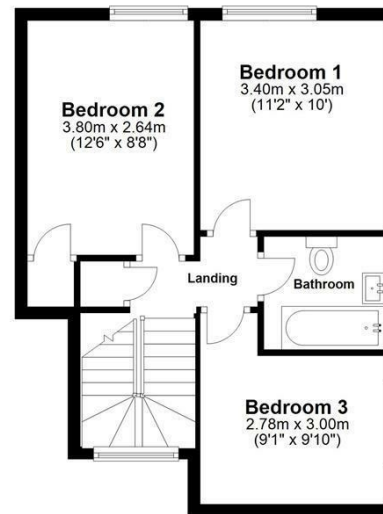
Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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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