



Old Meadow Close

Berkhamsted



Offers In Excess Of £1,800,000

Porch | entrance hall | study | WC | sitting room | kitchen/breakfast room | conservatory | dining room | utility room | | annexe with shower room | galleried landing | two bedrooms with en suite bathrooms | dressing room | two further bedrooms | family bathroom | rear garden | double garage & driveway parking

An Impressive five bedroom detached home in a premier cul-de-sac location within walking distance of the town centre, offering 3,528 square feet of contemporary accommodation, plus garage and driveway parking.





The ground floor features a welcoming spacious entrance hall, study, and downstairs WC. At the heart of the home is a well appointed kitchen overlooking the garden, designed for both everyday living and entertaining. This flows through to a bright conservatory with double doors opening onto the patio and garden. A formal dining room provides an ideal space for entertaining, while a generous sitting room with feature fireplace and garden views offers a relaxing retreat. A separate utility room adds further practicality.

One of the reception rooms offers excellent flexibility and can be used as a self-contained annexe, complete with its own bathroom and independent external access — perfect for extended family, guests or home working.

Upstairs, the principal bedroom benefits from a dressing area and contemporary ensuite bathroom. There are three further well proportioned bedrooms, one with an ensuite shower room, a modern family bathroom serving the remaining rooms.

Outside

The garden is a true highlight, it has been lovingly created to provide a wonderful space to enjoy the warmer weather, with hedging and shrubs providing privacy, and a pretty pergola.

Tenure

Freehold.



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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Approximate Gross Internal Area
 Ground Floor = 171.2 sq m / 1,843 sq ft
 First Floor = 123.5 sq m / 1,329 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 327.8 sq m / 3,528 sq ft
 (Including Annexe)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 78 |
| (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 | |



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 None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only.
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