



Woodlands Ave

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Offers In Excess Of £695,000

entrance hall | living room | dining room | kitchen/breakfast room | utility room | WC | garage space | first floor landing | principal bedroom with dressing area | three further bedrooms | family bathroom | driveway | rear garden

Situated in a pleasant residential setting, this is a well presented family home that offers generous living space, practical features and a warm, welcoming feel throughout.

The ground floor is thoughtfully arranged for both everyday family life and entertaining. The living room is a bright and comfortable space, centred around a dual aspect wood burning stove which also serves the adjoining dining room, creating a cosy focal point that connects the two rooms and adds real character during the colder months.

The dining room provides a lovely setting for family meals or hosting friends and features striking tri-fold doors that open directly onto the decked patio, creating a seamless connection between indoor and outdoor living. While the kitchen/breakfast room, fitted with a range of integrated appliances, offers a relaxed, sociable space at the heart of the home. A separate utility room helps keep the main kitchen area organised, while a ground floor WC adds further convenience.

The garage has been adapted into a home gym, while still providing valuable storage space. With its separate external access, it offers flexibility for a variety of uses, whether as a fitness area, hobby space, workshop, or potential home office.

Upstairs, the second floor accommodates four bedrooms, including a particularly appealing principal bedroom with its own dressing area, offering a little extra privacy and comfort. The remaining bedrooms are well suited for family members, guests, or a study. A spacious family bathroom featuring both a bath and a separate shower completes the accommodation on this floor.

Outside, the property benefits from a driveway providing parking for several cars. To the rear, a patio and garden create a pleasant outdoor space that works equally well for relaxing, dining outside in warmer months, or providing room for children to play.

This is a warm, practical and flexible family home offering comfortable living spaces and thoughtful features in a location well placed to enjoy Berkhamsted's town centre, with its vibrant array of independent shops, boutique restaurants and cozy cafés, as well as all the charm and amenities the town has to offer.

Tenure

Freehold.

Services

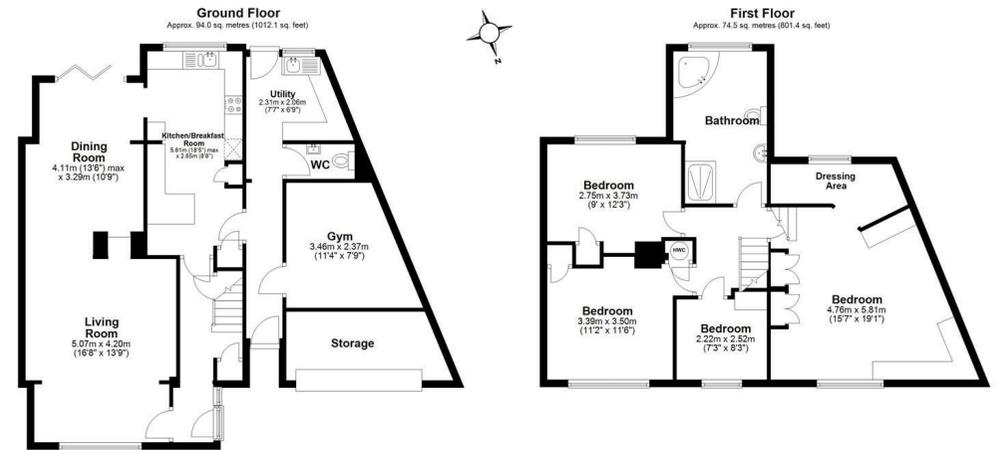
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band E (Dacorum).

Situation

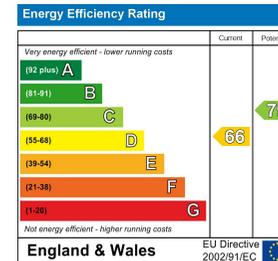
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

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.



Total area: approx. 168.5 sq. metres (1813.5 sq. feet)

The Floor Plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

