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Berkhamsted

PRICE GUIDE £570,000



Temptation comes in many forms...

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Berkhamsted

PRICE GUIDE

£570,000

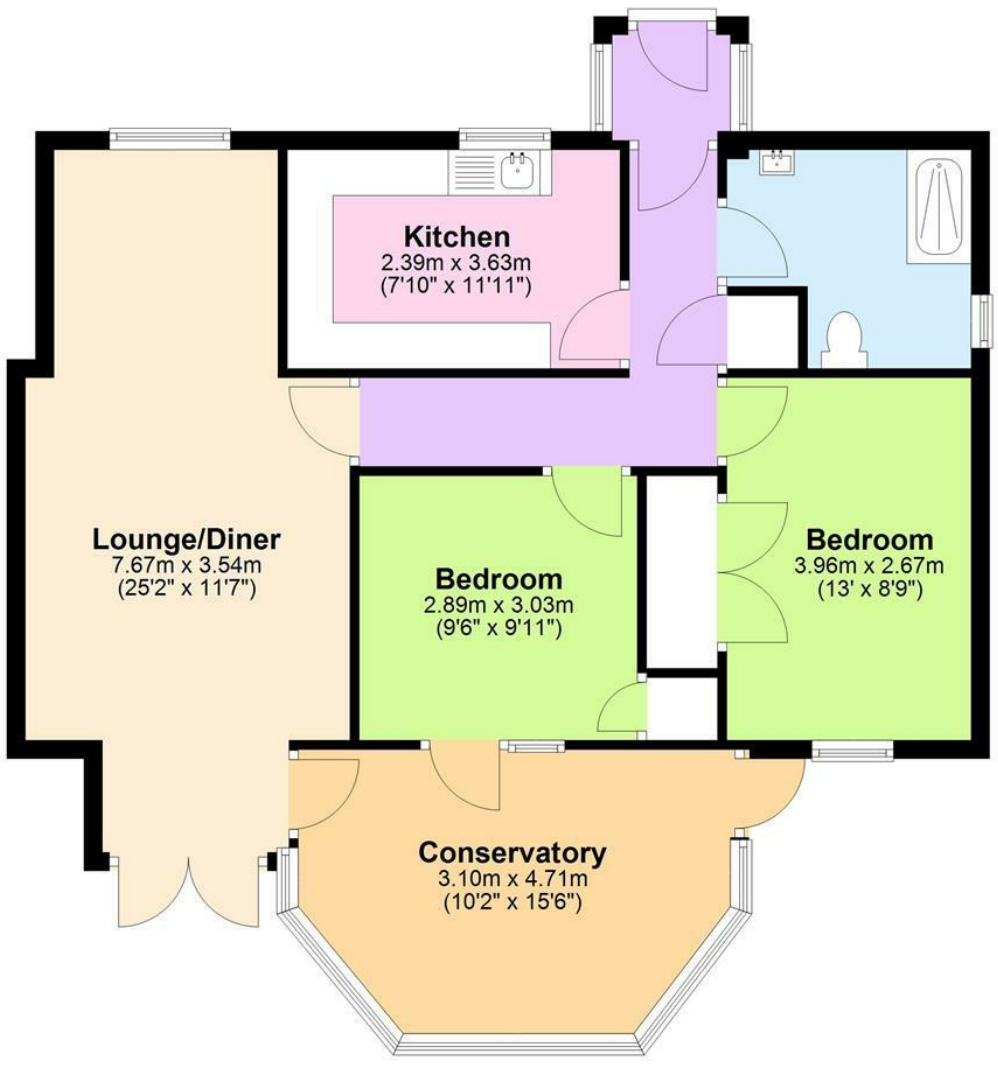
A rare chance to purchase a detached bungalow with a gated entrance, good size driveway and lovely private rear garden close to shops and all amenities on a corner plot. Scope to extend STNP and offered for sale with no upper chain.







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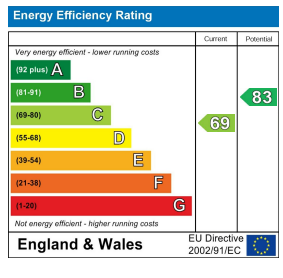
Ground Floor

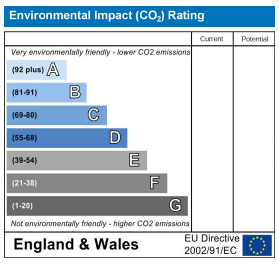
Approx. 83.5 sq. metres (898.5 sq. feet)

Total area: approx. 83.5 sq. metres (898.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.







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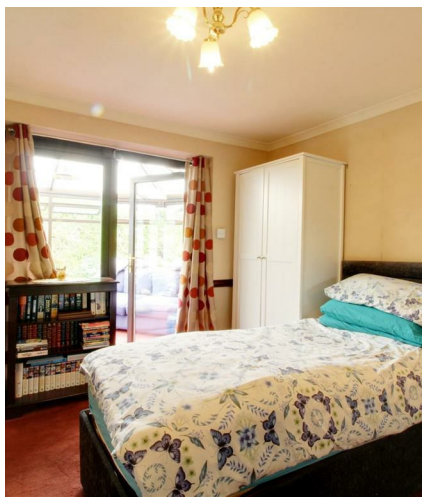

Bruce's
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A rare chance to purchase a detached bungalow on a corner plot.









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The Bungalow
The entrance porch has windows to both side aspects and opens directly into the entrance hall. From the entrance hall there are doors opening to all bedrooms and to the main bathroom which is fitted with a white three piece suite to include a bath, sink unit and low level wc. Both bedrooms are of double proportions with one overlooking the rear aspect and the other the side. The kitchen has been fitted with a range of base and eye level units with work tops over. There is an eye level integrated double oven with space and plumbing for an automatic washing machine and upright fridge/freezer. The living/dining room is dual aspect with a window to the front and French doors opening to the rear garden.

Outside
Gated entrance leads to the hardstanding driveway which provides parking for a number of cars. The wrap around gardens are fully enclosed by a range of fencing and mature high level hedging giving an excellent degree of privacy. Mainly laid to lawn the garden also has a patio area directly to the rear of the bungalow.

The Location
Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

Transport Links
Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Leisure Pursuits & Education
There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust`s 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

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