



Woodlands Avenue  
Berkhamsted



# Woodlands Avenue

## Berkhamsted

### Offers In Excess Of £650,000

entrance hall | sitting room | kitchen/dining room | utility | family room | WC | first floor landing | master bedroom with ensuite shower | three further bedrooms | family bathroom | front & rear gardens | off-road parking

A stunning four bedroom family home with contemporary open-plan kitchen/diner and the benefit of driveway parking, perfectly situated for accessing schools and town centre amenities.

Ground floor accommodation includes a generous sitting room and a separate family room with convenient cloaks/WC. The impressive, extended kitchen/dining room features an island unit, space for a range cooker, skylight allowing in lots of natural light, and bi-fold doors to the rear. Additionally, there is a separate utility area.

The first floor is comprised of a master bedroom with stylish ensuite shower, a further three bedrooms and a modern family bathroom.

Outside, the front garden features an enclosed area of lawn and established borders and hedging. There is also the convenience of driveway parking. The southerly-facing rear garden includes a small paved area adjacent to the house, with steps leading up to an area of artificial turf and attractively-planted raised beds.

#### Services

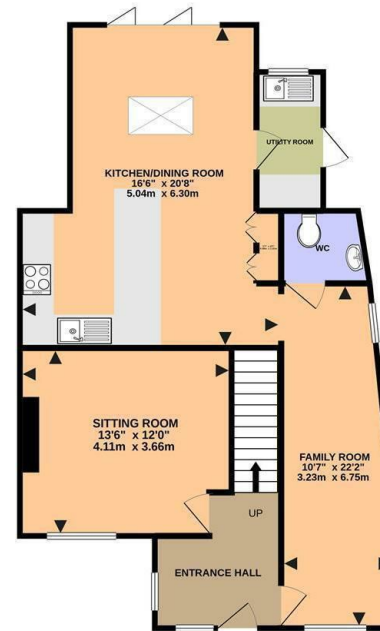
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

#### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst 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.

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



WOODLANDS AVENUE, BERKHAMSTED HP4 2JQ

TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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