



St. Margarets Close
Berkhamsted

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Offers In Excess Of £600,000

entrance hall | living room | conservatory | kitchen | first floor landing | four bedrooms | family bathroom | driveway & carport | detached brick-built store rooms | rear garden

A four bedroom semi-detached family home with generous rear garden, attractive no through road setting, and planning consent granted 2020 for a single storey rear extension.

An entrance hall leads into a spacious and light dual-aspect living room, which in turn opens through to a dining conservatory at the rear. From here, french doors allow access to an elevated paved terrace. There is a separate modern kitchen with a side door leading to the carport.

The first floor landing gives access to the generous master bedroom, a further three bedrooms, and a contemporary family bathroom.

Outside, the large rear garden includes a raised paved seating area with lovely leafy views, leading down to an expansive area of lawn. Detached brick outbuildings provide useful storage. There is the benefit of a block-paved driveway to the front along with a carport.

This excellent property sits within a cul-de-sac in a popular residential area. There is tremendous scope to further extend to create a wonderful family home.

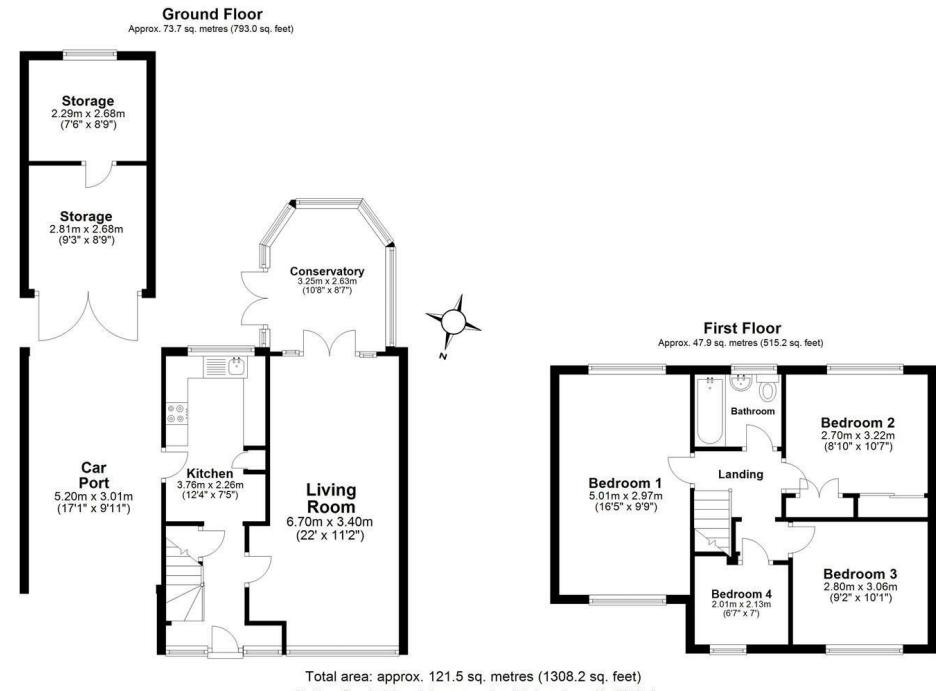
Services

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.



Total area: approx. 121.5 sq. metres (1308.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

Plan produced using PlanItUp

| Energy Efficiency Rating | |
|---|-------------------|
| | Current Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 82 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 58 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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

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