



## Chiltern Park Avenue

Berkhamsted, Hertfordshire HP4 1EU



## Detached family home.

This well-presented, three bedroom detached property is situated in an attractive cul-de-sac, close to Bridgewater school, country walks, and within walking distance of the town and train station.

Inside, the living space offers light-filled rooms, including a generous dining room which leads through into a sizeable living room, benefiting from access out to the rear garden via 'French Doors'. The kitchen is most attractive, fresh and contemporary in style, with modern wall and base units. A cloakroom can be found just off the entrance hall, and the hallway also provides access into the garage for convenience.

Upstairs, there are three bedrooms, two of which are good size doubles both benefiting from built-in wardrobes. All rooms are served by a spacious, modern bathroom which benefits from a separate shower.

Outside the pretty, private rear garden is laid to lawn, with a patio and well stocked flower beds. To the front, there is a garage and driveway.

**Guide price:** £675,000  
**Tenure:** Freehold



## Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

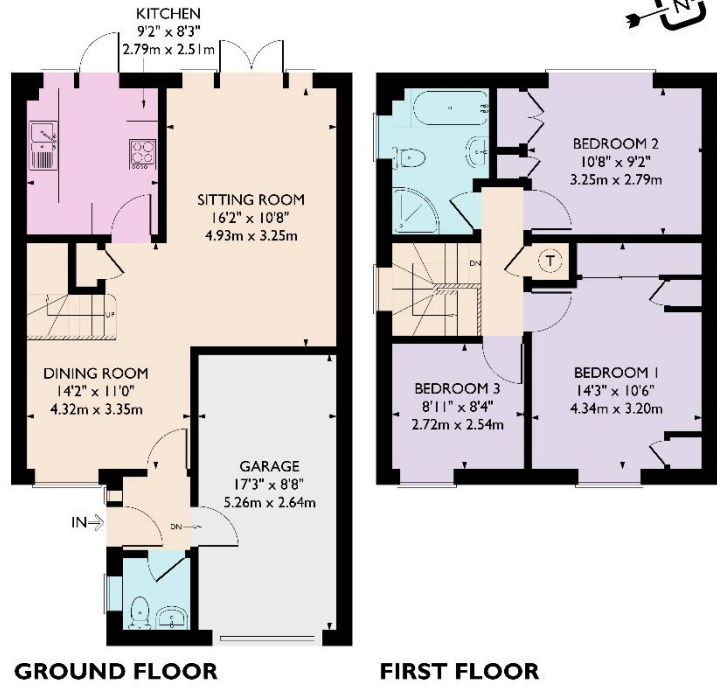
Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..

## Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 898 SQ FT / 83 SQ M  
 GARAGE = 150 SQ FT / 14 SQ M  
 TOTAL = 1048 SQ FT / 97 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

Council Tax Band: E

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