

Church Road, Little Berkhamsted
£879,995 Freehold



VIEWING RECOMMENDED!

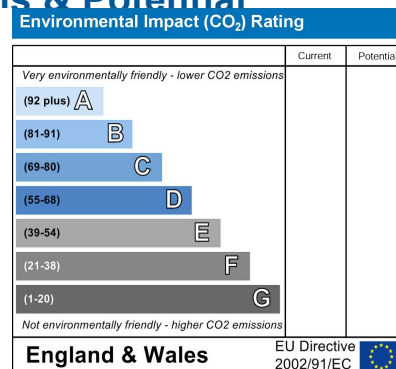
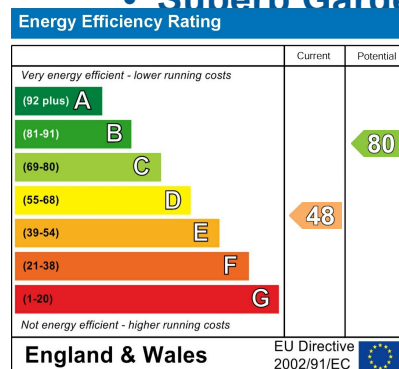
Cheshunt: Tel: 01992 621116 www.jrpropertieservices.co.uk Cuffley: Tel: 01707 872111



JR Sales & Lettings

Occupying a plot which is just over half an acre is this delightful & rarely available fully detached bungalow with a double plot rear garden, situated in this sought after village location, offered chain free. The wonderful & mature garden backs onto fields beyond. The Bungalows versatile accommodation features two bedrooms, bathroom, garden room, kitchen with separate utility room & WC. There is a larger than average garage behind the gated driveway & parking for a number of vehicles. This unique property offers a excellent opportunity for modernisation for the new owner to create or develop to their own taste in a great location subject to the necessary planning consents.

- Oil Fired Heating & Double Glazing
 - Detached Garage & Outbuildings/Shed/Workshops
 - Two Bedrooms
 - Village Location
 - Living Room
 - Kitchen
 - Garden Room
- Separate Utility Room & WC
- 1/2 acre plot
- Superb Gardens & Potential



Entrance

Double glazed entrance doors with feature arch window above.

Porch

Quarry tiled floor. Opaque glazed door to the:

Hallway

Radiator. Access to loft space. Coving to ceiling. Fitted cloaks cupboard. Doors to:-

Bedroom 1

12'3 x 12'2

Double glazed window to the front. Coving to ceiling. Double radiator. Range of fitted wardrobes.

Living Room / Bedroom 2

13'3 x 12'

Coving to ceiling. Double Radiator. Wall lights. Double glazed sliding door to the garden.

Bathroom/Shower Room

Opaque double glazed window to the rear. Low flush W.C. Pedestal wash hand basin. Double radiator. Tiled enclosed shower cubicle. Fitted cupboard with sliding door housing the immersion cylinder. Part tiled walls.

Dining Room

14'2 x 12'

Double glazed window to the front. Open fireplace with Yorkstone and marble surround. Double radiator. Coving to ceiling. Wall lights. Opaque glazed door into the:-

Kitchen

12'2 x 9'5

Double glazed window to the side. Double glazed window to the rear. Opaque glazed hardwood door to the garden room. Double radiator. Range of wall and base fitted units with roll edge work surfaces over

incorporating a 1 1/2 bowl kitchen sink with mixer tap and drainer. Ceramic hob with pull out extractor fan above. Integrated Hotpoint dishwasher. Eye level Siemens double oven. Tiled splash backs. Cupboard housing the boiler. Part tiled walls.

Garden Room

12'3 x 8'7 max

Double glazed patio door to the garden. Double glazed door and windows to the side. Double radiator. Fitted base unit with work surfaces. Door's to:-

Utility Room

8'8 x 3'8 from the front of fitted cupboard Double glazed opaque window to the side. Space for a tall fridge freezer. Plumbing for washing machine. Water softener. Wall mounted fuse box/consumer unit. Built in fitted cupboard with sliding door.

Downstairs W.C.

Push button flush W.C. Wall mounted wash hand basin.

Garage

19'4 x 11'4

Roller up and over door. Opaque glazed windows to the side and rear. Courtesy door to the garden. Power and lighting.

Front Garden

Laid to lawn with mature shrub and flower borders. Good size drive with turning area. Side access with water tap and gates.

Rear Garden

approx 275'

Opens out to double plot at rear approx 94 at widest point. Outside water tap. Oil storage unit. Patio areas. Timber shed to the side. Mainly laid to lawn with mature shrub and flower borders. Beautiful selection of tree's and fruit tree's.





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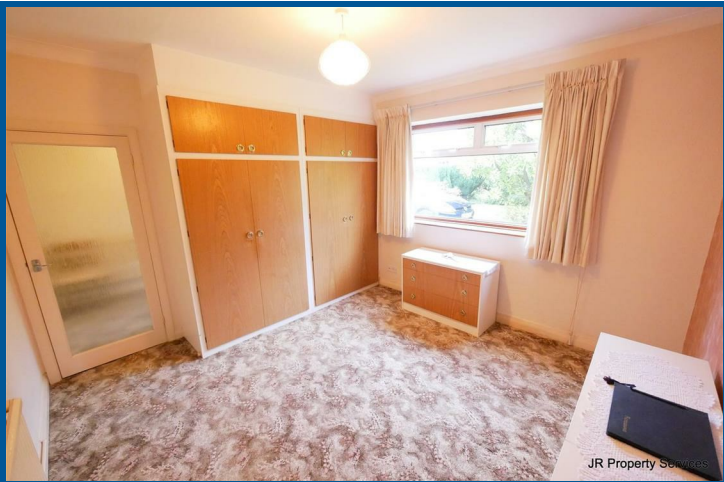


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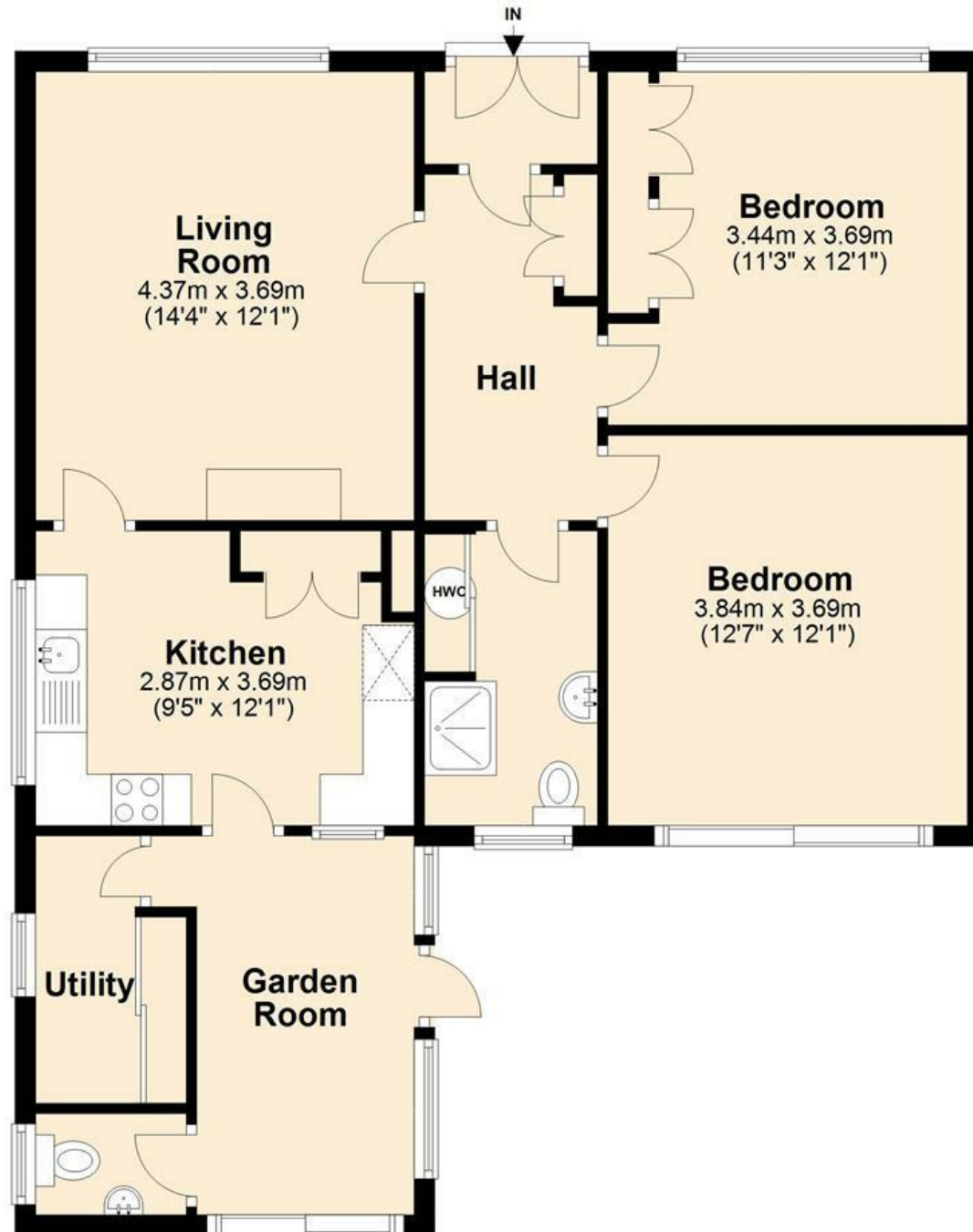
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Ground Floor

Approx. 82.7 sq. metres (890.3 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 sq. feet)