



Brakynbery, Northchurch Berkhamsted HP4 3XN



Brakynbery, the first time in over 20 years this will be offered to the market , positioned down a quite cul de sac road , situated opposite to a green with mature trees. This is the perfect location for someone who is looking for a quite spot. You are greeted by a driveway located at the side of the front door. When you enter the house, you are met by a downstairs WC , and separate kitchen. Then you will walk into the living room with a large conservatory that doubles up as a separate dinning space. With a large garden to the rear of the property, you have back access to the garage. Upstairs you have two double bedrooms with a bathroom upstairs. This is a great opportunity to add your own stamp on a property.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved





welcome to Brakynbery, Northchurch Berkhamsted

- Two bedrooms
- Conservatory
- Gardens
- Garage
- Cul-de-sac location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000

Nestled within a quite Cul de sac, Brakynbery is a prime location for someone who is looking for the quiet lifestyle within a beautiful location and the opportunity to add your own finish, moments away from local shops and restaurants.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1330260)

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Property Reference:
BKH103414 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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