



Granville Road, Northchurch Berkhamsted HP4 3RN



A beautifully presented and exceptionally welcoming three-bedroom end-terrace home, offering bright, spacious and versatile accommodation together with a fantastic-sized rear garden and parking to the front. From the moment you step inside, the property has a wonderfully light and relaxing feel, with large windows allowing natural light to flow throughout the home. The spacious accommodation has been thoughtfully arranged to provide practical family living, whilst retaining a warm and inviting atmosphere. The generous lounge and dining room form a versatile semi-open-plan living space, creating an ideal setting for both relaxed evenings and entertaining. The lounge features a charming log burner, adding warmth and character to the room. The separate kitchen provides a practical and well-defined cooking space, complemented by a useful utility room and downstairs WC. Upstairs, there are three spacious bedrooms, all enjoying attractive views, together with a family bathroom. The property also benefits from excellent additional storage, making it particularly well suited to family life. Outside, the standout feature is the impressive rear garden, offering an excellent amount of space for children, entertaining and relaxing during the warmer months. Side access provides a convenient connection through to the front of the property. A wonderful combination of light, space, character and practicality, this is a home that feels instantly welcoming.

Agents Note

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.





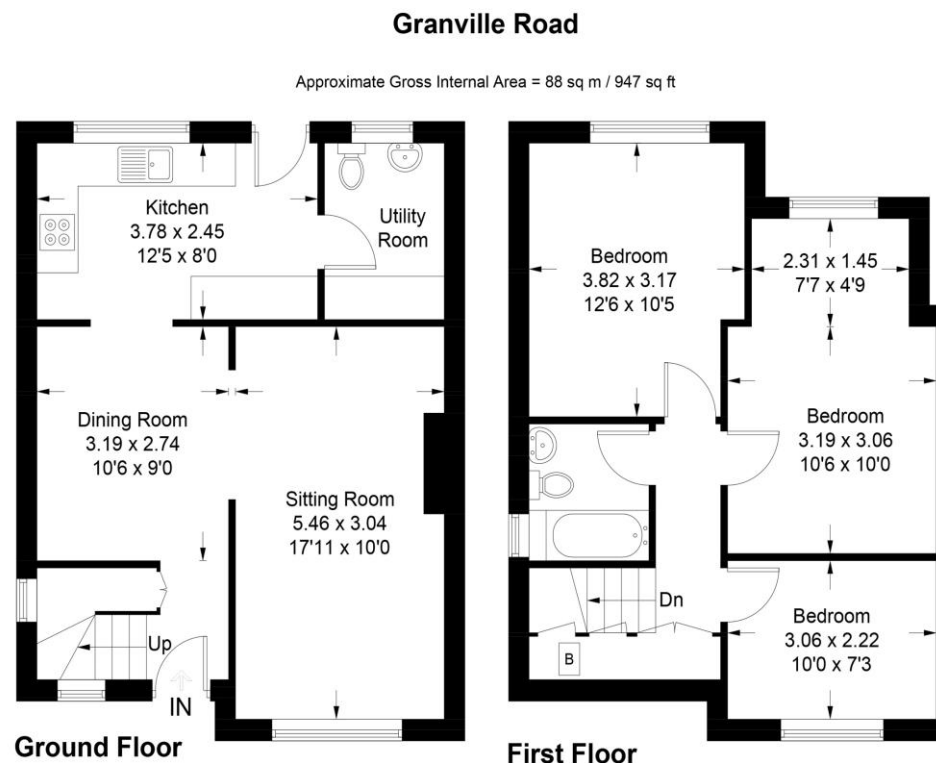
welcome to Granville Road, Northchurch Berkhamsted

- Three bedroom home
- Light-filled accommodation with large windows throughout
- Three spacious bedrooms with stunning views
- Versatile semi-open plan lounge and dining room with log burner
- Separate kitchen, utility room and downstairs w/c

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers over
£535,000

A beautifully presented three bedroom end-terrace home with bright, spacious accommodation, a superb rear garden, and stunning views.



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. (ID1339005)

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Property Reference:
BKH103236 - 0004

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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