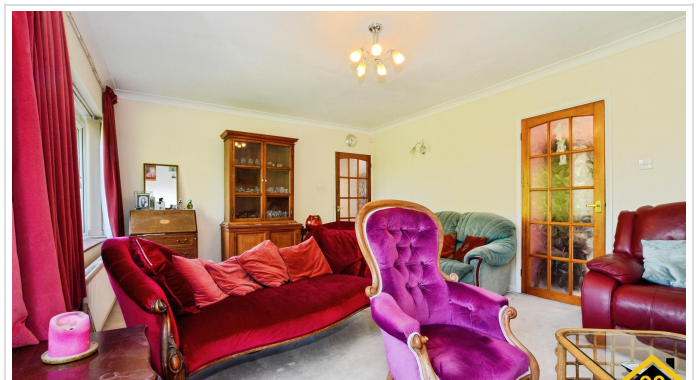




99Home Ltd.
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5 Bed Detached In Tower Close , Berkhamsted, HP4 3NF

£1,400,000





SHORT DESCRIPTION

Property Ref: 16723 An impressive detached house situated in a highly regarded cul de sac location, with convenient access to the town. This family home sits in the centre of a substantial plot of almost a third of an acre with gardens on every side. The accommodation comprises: entrance porch, entrance hallway, lean-to utility room, cloakroom, sitting room, kitchen, dining room, conservatory, office, master bedroom with en suite shower room, four further bedrooms and a family bathroom. There is a garage and a front drive with room for at least four cars. Berkhamsted is an attractive, historic market town with excellent schools and facilities within the town. It is located within an officially designated AONB (area of outstanding natural beauty). Property Type: Detached Full selling price: £1400000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating:D Measurement: 2298 sq.ft. Outside Space: Front Garden, Rear Garden, Terrace, Patio Parking: Garage, Driveway Heating Type: Central Chain sale Possession of the property: Self-occupied -----



Bed Room(s)



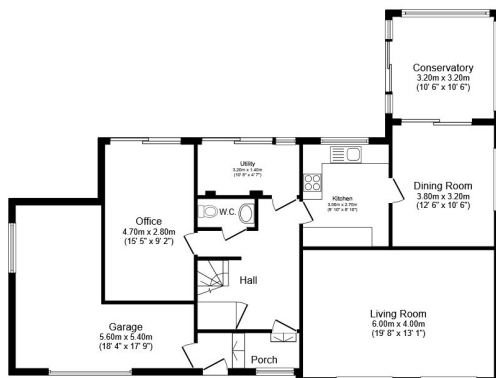
Bath Room(s)



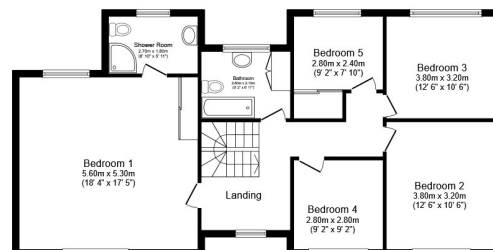
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 213.5 sq.m. (2,298 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 180 square metres |

Rules on letting this property

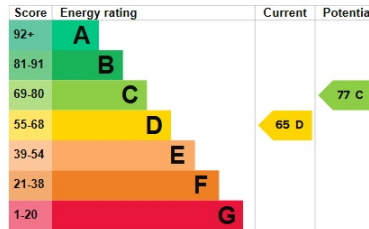
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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