



STATONS
www.statons.com

The Boundary,
Little
Berkhamsted

STATONS
BROOKMANS
PARK

01707
661144

The Boundary, Little Berkhamsted SG13 8QZ

- ❖ NO ONWARD CHAIN. Rarely available this fabulous end of terrace house overlooking the picturesque village green. The accommodation comprises to the ground floor front facing spacious lounge/diner, kitchen and guest cloakroom. On the first floor there are two bedrooms, bathroom and loft hatch with a pull down ladder giving access to the loft room.
- ❖ Externally there is a south facing frontage with wonderful views over the village green and a patio garden to the rear. The property also benefits from two allocated parking spaces.
- ❖ Situated in the heart of the picturesque village of Little Berkhamsted, offering attractive views across the village green. Rail links at Bayford, Hertford, Hatfield, Cuffley and Brookmans Park are within convenient access as is the village shop, pub and village hall.
























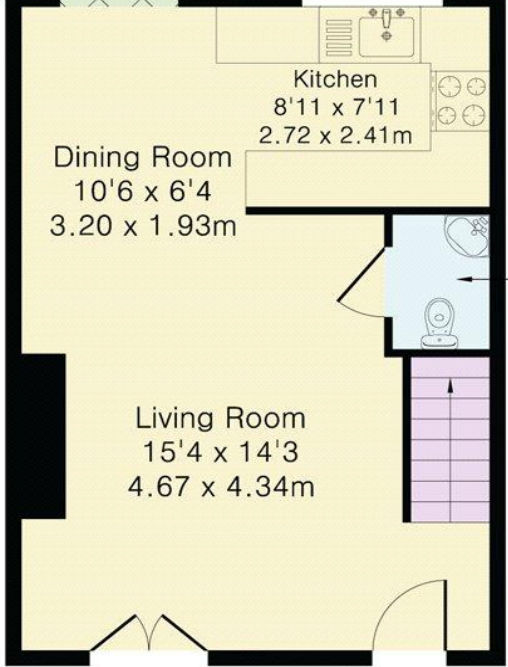
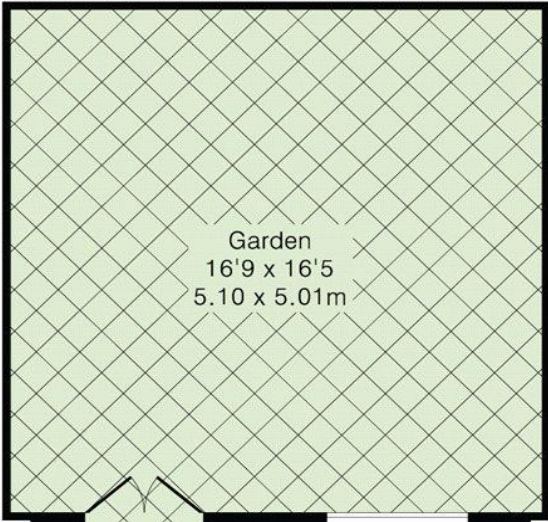


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
East Hertfordshire
Council Tax Band D
FREEHOLD



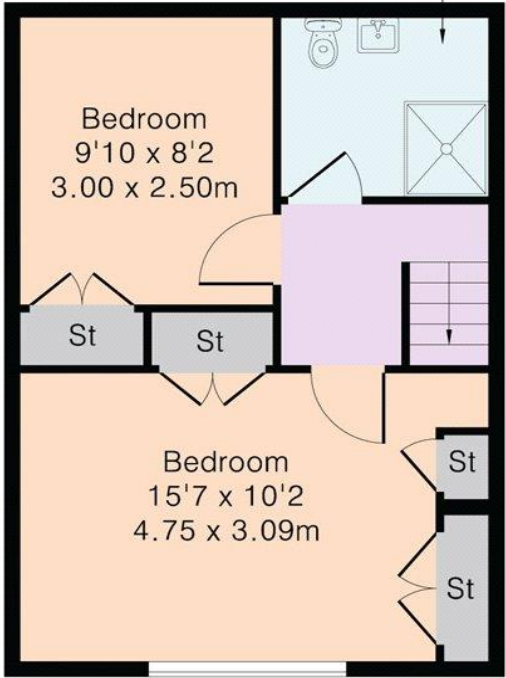
DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



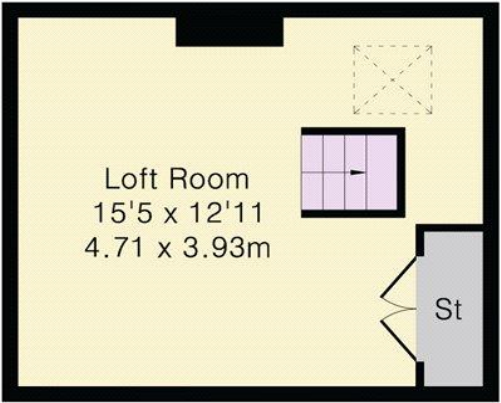
Ground Floor

W.C
4'5 x 3'7
1.34 x 1.10m

Shower Room
6'9 x 6'1
2.05 x 1.85m



First Floor



Loft

Approximate Gross Internal Area 897 sq ft - 84 sq m
Ground Floor Area 350 sq ft – 33 sq m
First Floor Area 348 sq ft – 32 sq m
Loft Area 199 sq ft – 19 sq m





STATONS
www.statons.com

**STATONS
BROOKMANS
PARK**

53 Bradmore Green
Brookmans Park
Herts AL9 7QS

T: 01707 661144
brookmans@statons.com

