



**1 Kite Field, Northchurch, Berkhamsted, HP4 3XA**  
**Asking Price £550,000**

**space**  
estates.com

No Upper Chain. A well-presented two double bedroom bungalow situated in the highly sought-after Northchurch area of Berkhamsted.

The property offers bright and spacious accommodation, including a generous living room with a feature fireplace and direct access to the garden. A large conservatory provides an excellent additional reception space and opens onto the rear garden.

Both double bedrooms benefit from built-in storage, and the home is further complemented by a well-appointed kitchen and modern shower room.

Externally, the property enjoys a good-sized rear garden and a garage located en-bloc to the rear, which also houses a useful utility area.

Offered to the market with no onward chain, this attractive bungalow presents an excellent opportunity in a popular residential location.

Freehold Tenure.  
Council Tax Band E.

- NO UPPER CHAIN
- LARGE CONSERVATORY
- EN-BLOC GARAGE TO THE REAR
- TWO DOUBLE BEDROOM BUNGALOW
- GOOD SIZED GARDEN
- JUST UNDER A MILE FROM BERKHAMSTED TOWN CENTRE

**Entrance Hall**

**Kitchen**

**Living Room**

**Conservatory**

**Master Bedroom**

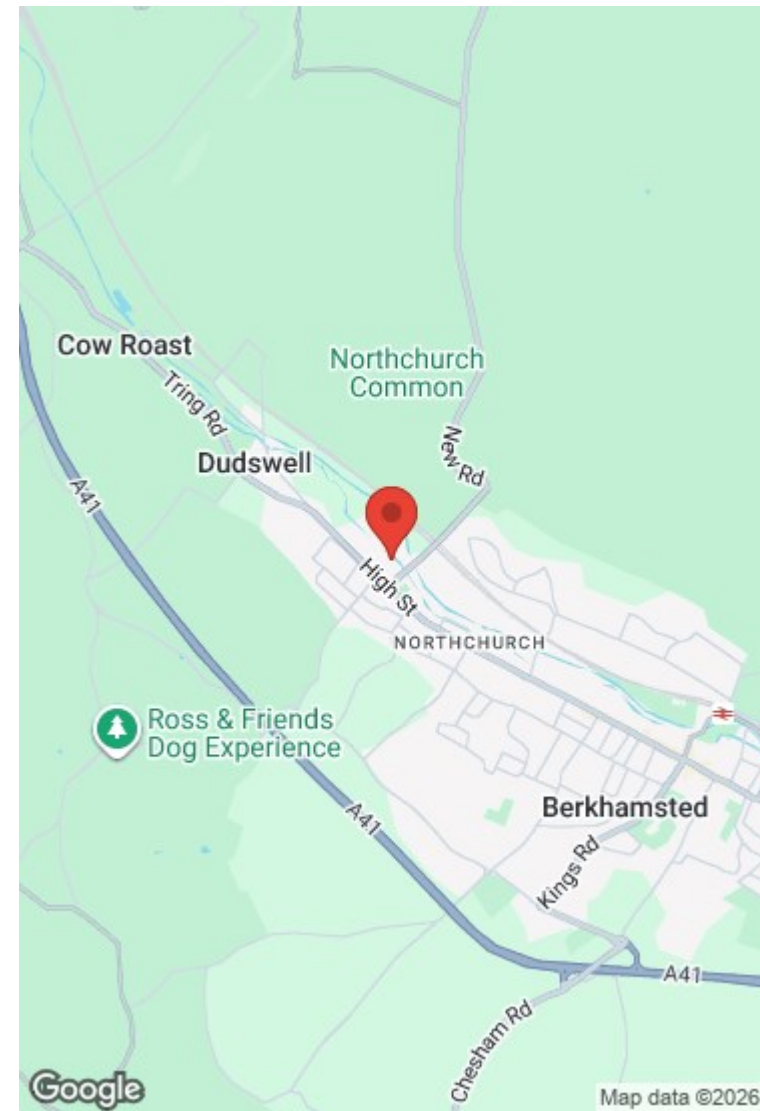
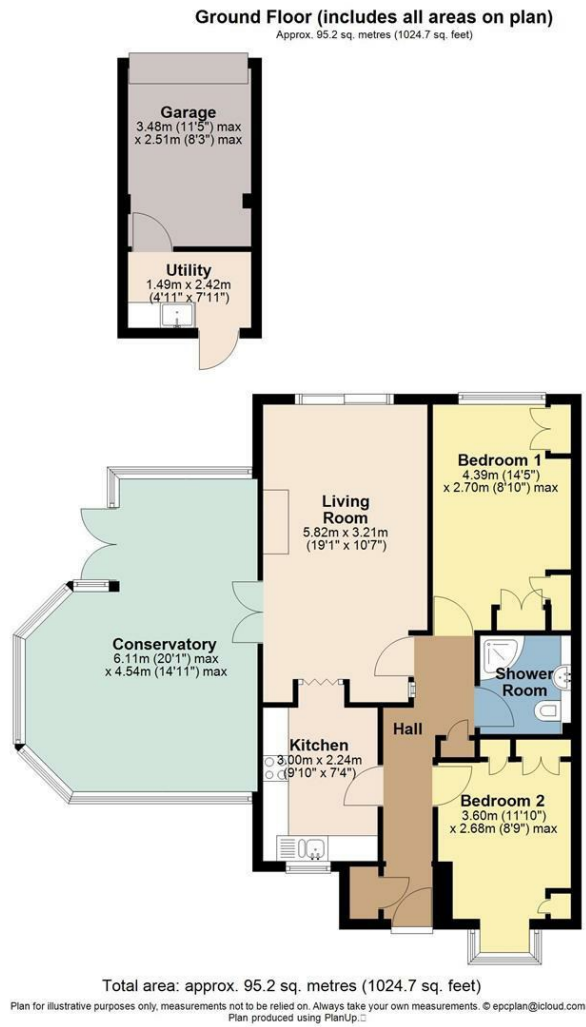
**Second Double Bedroom**

**Shower Room**

**Utility Room**

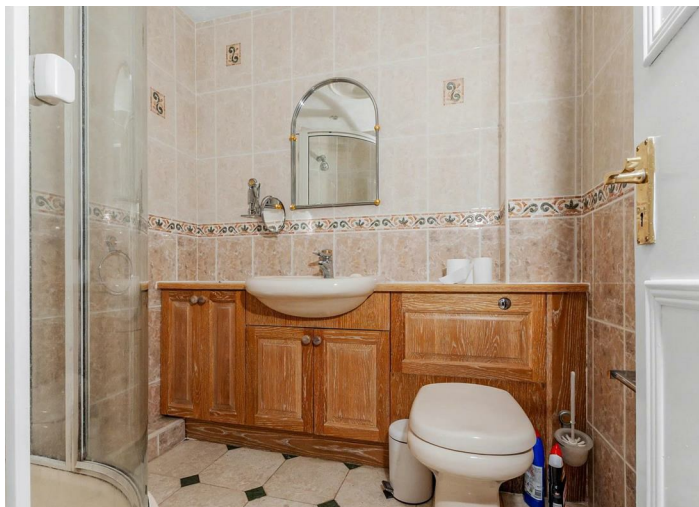
**Garage**





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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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