


 2 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band C

Freehold

Council Tax Band:  
D £2,416.85 (2026/2027)

Local Authority:  
Dacorum Borough Council



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Merling Croft, Northchurch, Berkhamsted, HP4 3XB  
Guide price of £600,000

Superb, renovated home in a tucked-away cul-de-sac, benefiting from off-street parking and a garage.

### Description

Merling Croft is a highly desired and quiet cul-de-sac near the Northchurch shops. The downstairs features an entrance hallway with a coats cupboard leading to a superb open plan kitchen/dining/family room. Fitted with built-in appliances, it offers ample space for dining and lounging with bi-fold doors to the garden, ideal for entertaining. A standout feature is the vaulted sitting room, added recently, with two Velux windows, a large window, and bi-fold doors to the garden, flooding the space with light. A stylish wood burner adds warmth for cosy evenings. Completing downstairs are a separate utility room with external access and a contemporary shower room. The first floor houses two generous double bedrooms and a stylish family bathroom. Externally, the south-facing rear garden is beautifully landscaped with an artificial lawn, herbaceous borders, and a generous patio. From the garden, there's access to the garage and a gate leading to driveway parking.

### Location

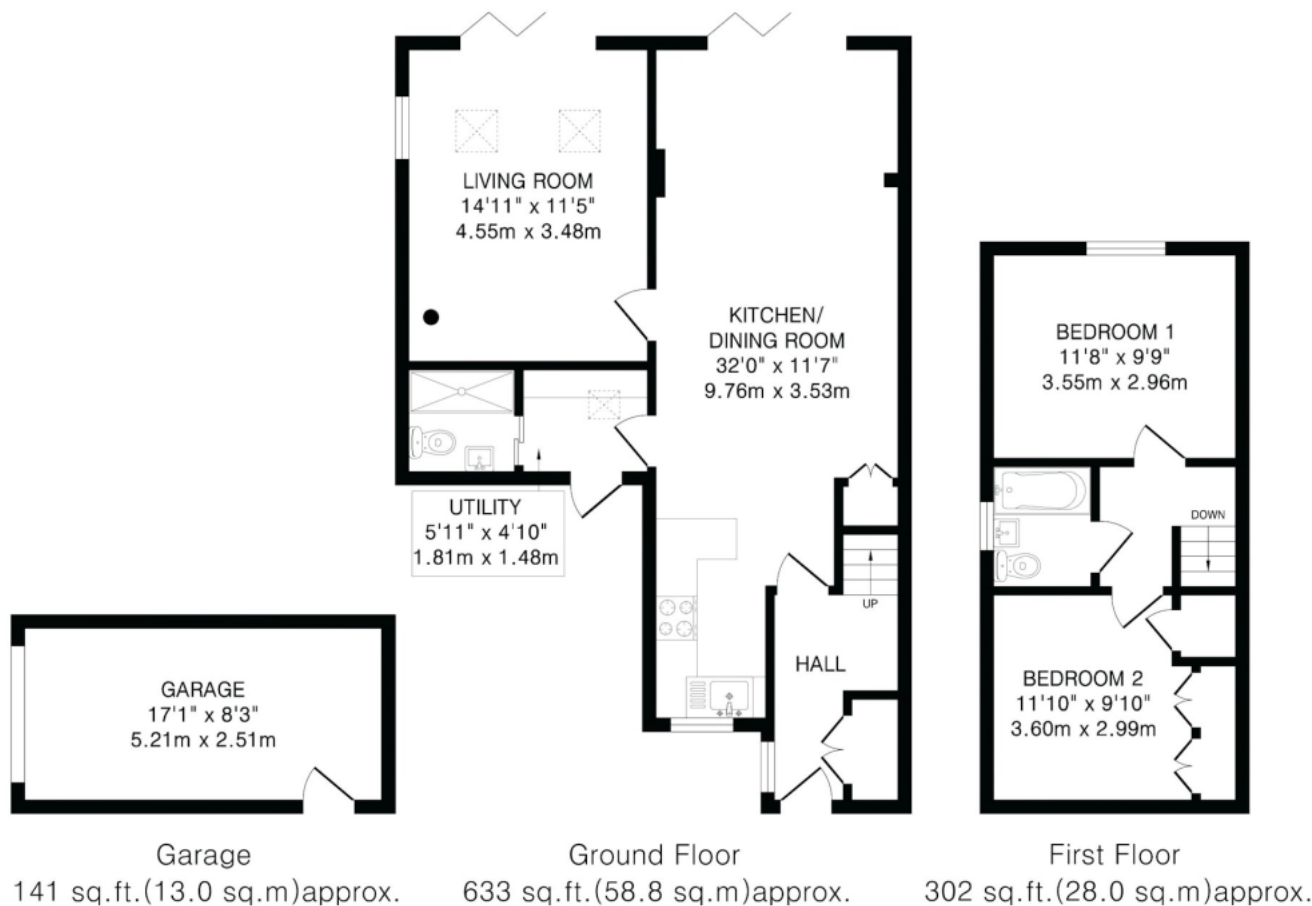
Northchurch, a charming village, offers excellent London links via Berkhamsted mainline station, just 30 mins to London Euston. Berkhamsted boasts a wide selection of restaurants and bars, all within easy walking reach of the Grand Union Canal.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA: 1076 sq.ft.(99.8 sq.m)approx.  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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