



2 Admiral Way, Berkhamsted, HP4 1TE  
Asking Price £475,000

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**NO UPPER CHAIN!** A two double bedroom end of terrace property. Located in a popular cul-de-sac benefitting from off street parking for two cars.

Accommodation comprises of entrance hall, spacious living room, kitchen with dining area and access to the garden, master bedroom with built-in wardrobes, second double bedroom with built-in wardrobes and bathroom providing freestanding bath and separate shower.

This must-see property is ideally situated for access to a wide range of amenities, public transport, and links to A41 connections as well as the nearby station providing direct access to London Euston.

Freehold Tenure.  
EPC D.

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- TWO OFF STREET PARKING SPACES
- POPULAR CUL-DE-SAC LOCATION
- GOOD SIZED GARDEN WITH SIDE ACCESS
- AMPLE STORAGE THROUGHOUT

### Entrance Hall

### Living Room

### Kitchen / Breakfast Room

### Master Bedroom with fitted wardrobes

### Second Double Bedroom with fitted wardrobes

### Bathroom



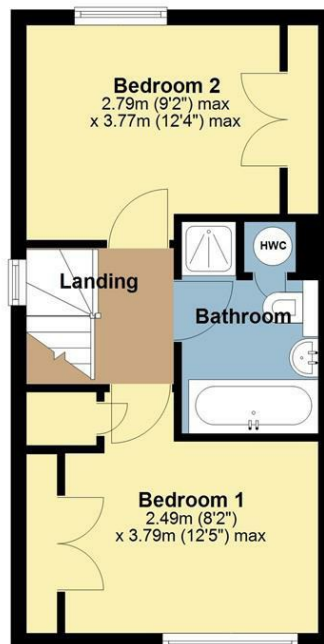
## Ground Floor (Sq/m excludes Parking Spaces)

Approx. 31.7 sq. metres (340.8 sq. feet)



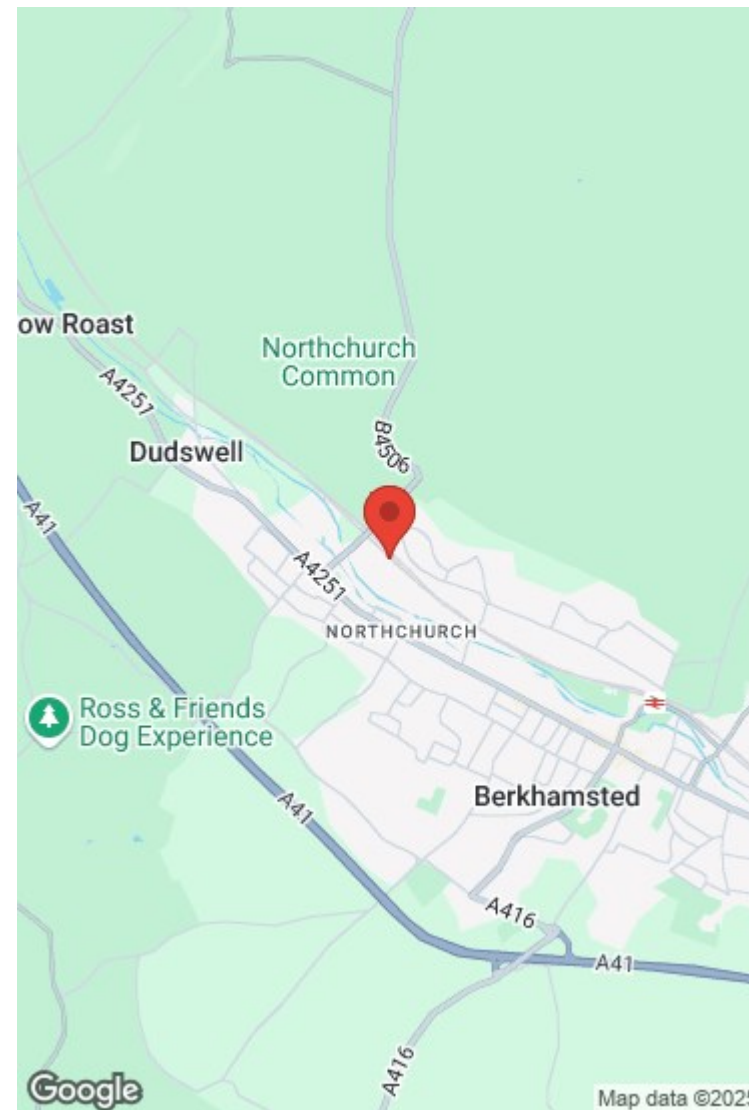
## First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 61.4 sq. metres (661.1 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com  
Plan produced using PlanUp.□



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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