



Egerton Road, Berkhamsted, HP4 1DT



A very well present four bedroom semi-detached family home situated on one of Berkhamsted most popular roads. The current owners have tastefully updated this property in creating a wonderful family home. The generous size lounge is one of the feature rooms and benefits from natural light flooding the room, there are two further reception rooms, kitchen and the cloakroom completes the downstairs accommodation.

To the first floor, there are three bedrooms and a newly re-fitted four piece bathroom suite which includes a superb walk-in shower. Upstairs again, there you find a further double bedroom with an en suite and plenty of eaves storage.

Directly adjacent to the rear of the property is a generous patio area perfect to entertain friends or simply relax, further steps rise to the lawn area with additional decking area with wooden pergola. The front of the property has raised herbaceous borders and been beautifully block paved providing parking for a number of cars vehicles, the garage is situated to the rear of the property and accessed via the shared driveway.

This property is ideally positioned within a walking distance to the highly sought after Bridgewater Primary School, National Trust Ashridge Estate and mainline railway station with direct routes to London Euston and Berkhamsted High Street.





welcome to

Egerton Road, BERKHAMSTED

- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- EN-SUITE
- DRIVEWAY & GARAGE
- SHORT WALK TO THE HIGH STREET

Tenure: Freehold EPC Rating: D

Offers over
£750,000

A stunning four bedroom semi-detached family home, within catchment area of Bridgewater School and a short walk from the High Street.

Egerton Road, Berkhamsted, HP4

Approximate Area = 1403 sq ft / 130 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnard Marcus. REF: 858502



check out more properties at [brownmerry.co.uk](https://www.brownmerry.co.uk)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH102305- 001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01442 870444



berkhamsted@brownmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownmerry.co.uk](https://www.brownmerry.co.uk)