







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.

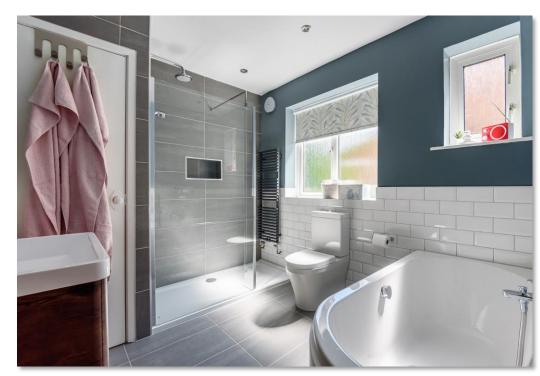
Directly adjacent to the rear of the property is a generous patio area perfect to entertain friends or simply relax, further steps rise to the lawn area with additional decking area with wooden pergola a. The front of the property has raised herbaceous borders and been beautifully block paved providing 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**

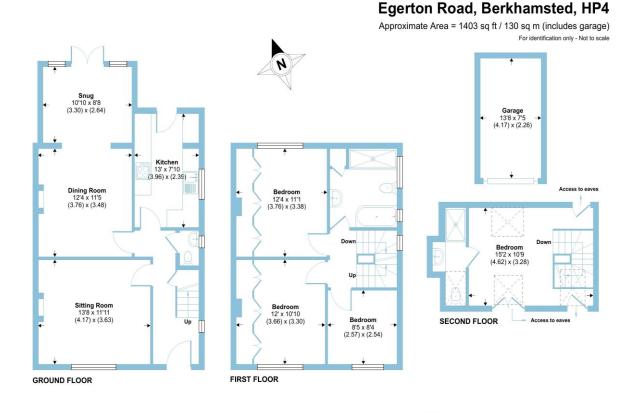
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- EN-SUITE
- DRIVEWAY & GARAGE
- SHORT WALK TO THE HIGH STREET

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.



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Floor plan produced in accordance with RICS Property Measurement Standards incorpor International Property Measurement Standards (IPMS2 Residential). @ntchecom 2022.



Property Reference: BKH102305-001

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