



Coombe Gardens, Berkhamsted HP4 3PA



As you walk down the driveway equipped with electric charging, into the entrance hall full of light from the aluminium powder coated windows, you're welcomed by a separate lounge area finished with herringbone Amtico flooring and underfloor heating though out the downstairs and bathrooms upstairs. Continuing down the hall, there is a downstairs W/C with Duravit sanitary wear throughout. Also with utility cupboard, perfect for housing a washing machine and tumble dryer.

The kitchen area boasts a large wrap-around design with a central island breakfast bar, fitted with brand new Bosch appliances and boiling tap, finished to a high modern standard throughout. From the island, you look straight out onto the garden through aluminium bi-fold doors, which lead onto a fully tiled patio, with the garden just a few steps beyond.

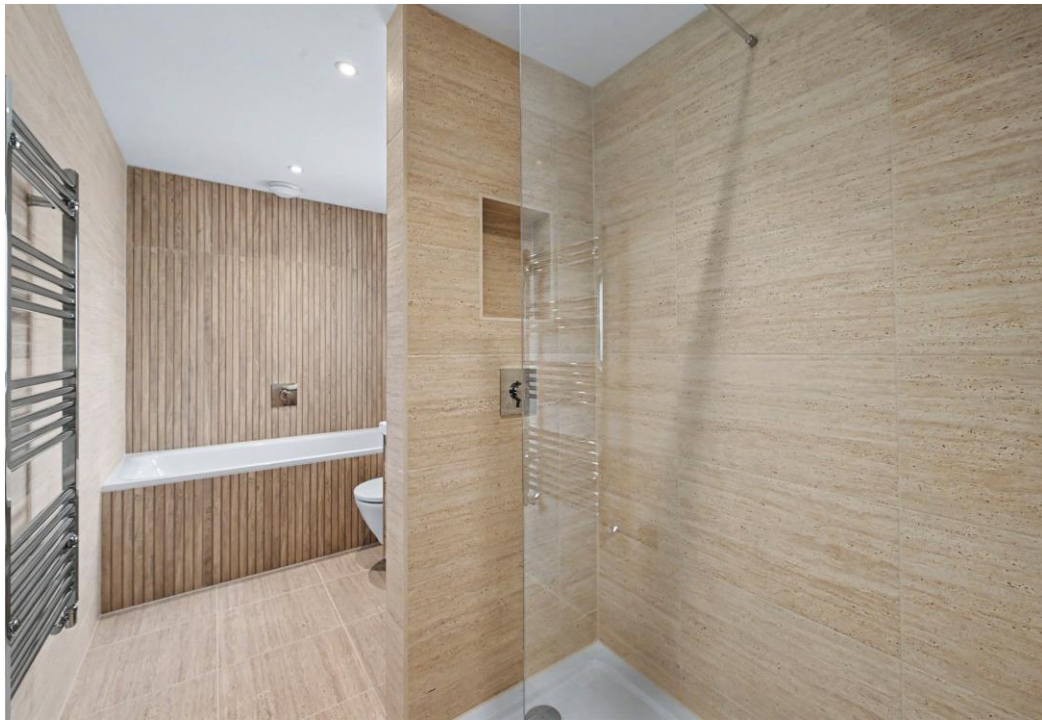
Upstairs offers three impressive double bedrooms, including an en-suite to the master. The family bathroom is well-appointed with a separate shower and bath, ideal for families with Porcelanosa tiles and Hansgrohe taps and shower.

Overall, Coombe Gardens is a perfect example of a back-to-brick renovation project with a new roof, finished to the highest of standards.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to Coombe Gardens, Berkhamsted

- Ready to move in
- Fully renovated
- Open plan living
- En-suite
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£750,000

A fully renovated 'back to brick' three bedroom house located in a quiet cull de sac location, moments from the high street.

Coombe Gardens

Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1333600)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
BKH103309 - 0004

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.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



brownandmerry.co.uk