



Coombe Gardens, Berkhamsted HP4 3PA



A rare opportunity to acquire this beautifully presented, high- specification new build semi-detached, offering modern living throughout, boasting an impressive open-plan living and kitchen area flooded with natural light though aluminium powdered coated windows , this property is perfect for contemporary family life, with the added convenience of a downstairs W/C, with Duravit sanitary wear throughout.

The kitchen is finished to a high specification with integrated Bosch appliances and generous counter space throughout. Upstairs offers two generous double bedrooms, ideal as a family home or for those requiring a home office. The bathroom is beautifully appointed with floor-to-ceiling Porcelanosa tiles and Hansgrohe taps and shower, while quality wool-blend carpet runs throughout the first floor.

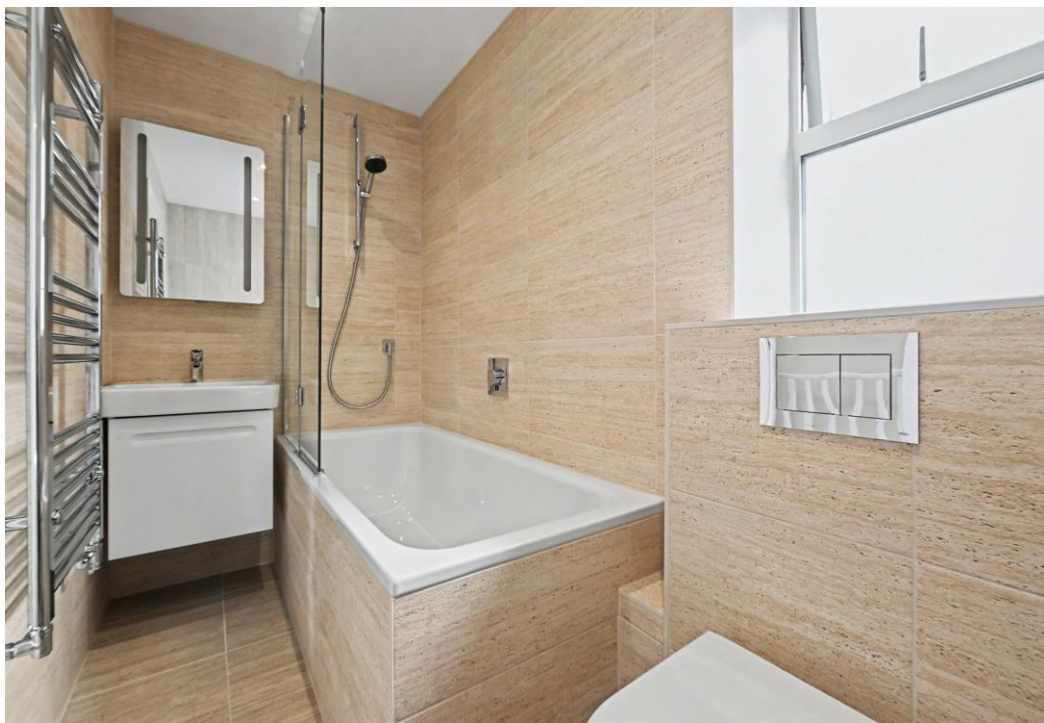
Externally, the property benefits from a driveway providing parking for two cars, complete with an electric vehicle charging point, alongside solar panels for improved energy efficiency. Side access leads to a well-proportioned rear garden, comprising a patio area ideal for outdoor entertaining and a laid lawn.

Overall, a very impressive build, perfect for buyers looking to move straight in with no work required.

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

- New build
- Open plan living
- Two double bedrooms
- Driveway parking
- EV charger

Tenure: Freehold EPC Rating: A

offers over
£575,000

A large two-bedroom new build house located at the end of a quiet cul de sac, with off-road driveway parking. With open space and light being at the front of the design of the house



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. (ID1333599)

check out more properties at [brownandmerry.co.uk](https://www.brownandmerry.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:
BKH103310 - 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](https://www.brownandmerry.co.uk)