



**AITCHISONS**

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Hall Park Gate, Berkhamsted, HP4 2NL

Guide Price £965,000 Freehold





A three bedroom detached family house in need of modernisation and offering excellent development/extension potential. Built in 1952 and available for sale for the first time in over 50 years, the property sits on a generous, wide, mature plot which is well screened by attractive beech hedging to the front and also has outstanding views over the valley to the rear. There is driveway parking to the front and the rear garden, also of good size, offers a high degree of privacy.

■ Detached 1950's House In Need Of  
Modernisation ■ Development/Extension Potential ■ Entrance  
Hall And Cloakroom ■ Kitchen ■ Two Reception  
Rooms ■ Three Bedrooms ■ Shower Room ■ Generous  
Mature Plot And Outstanding Views To The  
Rear ■ Garage ■ No Upper Chain

## DESCRIPTION

The front door opens into an entrance porch which has a coats cupboard and further opens into the entrance hall with the kitchen/breakfast room, dual aspect sitting room with solid wood flooring, dining room and cloakroom leading off. The kitchen/breakfast room has a door leading into an enclosed side passageway with doors to both the front and rear gardens and the garage.

A staircase rises from the hallway to a spacious first floor landing which gives access to three good double

bedrooms and the family shower room. The master bedroom is dual aspect and both this and bedroom three have attractive views to the rear across the valley towards open countryside.

## OUTSIDE

The gardens are very private, being hedged to most boundaries. The front garden has a tiered lawn with a pond and established flower and shrub borders. There is a driveway providing off road parking and leading to the garage which has an electric up and over door and personal door leading into the





covered passageway.

The rear garden is mainly laid to lawn and enjoys a high degree of privacy. There is a lean-to greenhouse immediately to the side of the house and a gravel pathway leading to the gardens end where there is a further greenhouse. Gated side access.

### LOCATION

The town centre is within walking distance of the property, together with a wide range of educational facilities for children of all age groups, including the renowned Berkhamsted School for both boys and girls and Ashlyns Secondary School. The mainline station, with its fast and frequent service to London (Euston approximately 35 minutes) is within walking distance and easy access can be gained to the A41 bypass, providing a fast link to the M25 motorway at Kings Langley (Junction 20) and from there the national motorway network and international airports.

### DIRECTIONS

From the central crossroads in Berkhamsted, proceed in an easterly direction (as if heading towards Bourne End) and at the end

of the High Street and the mini-roundabout with Swing Gate Lane, proceed straight across, passing The Old Mill on the left hand side. Take the fourth turning on the right into Hall Park Gate and the property will be found towards the top, on the left hand side.

### SERVICES

All mains services provided.

### LOCAL AUTHORITY

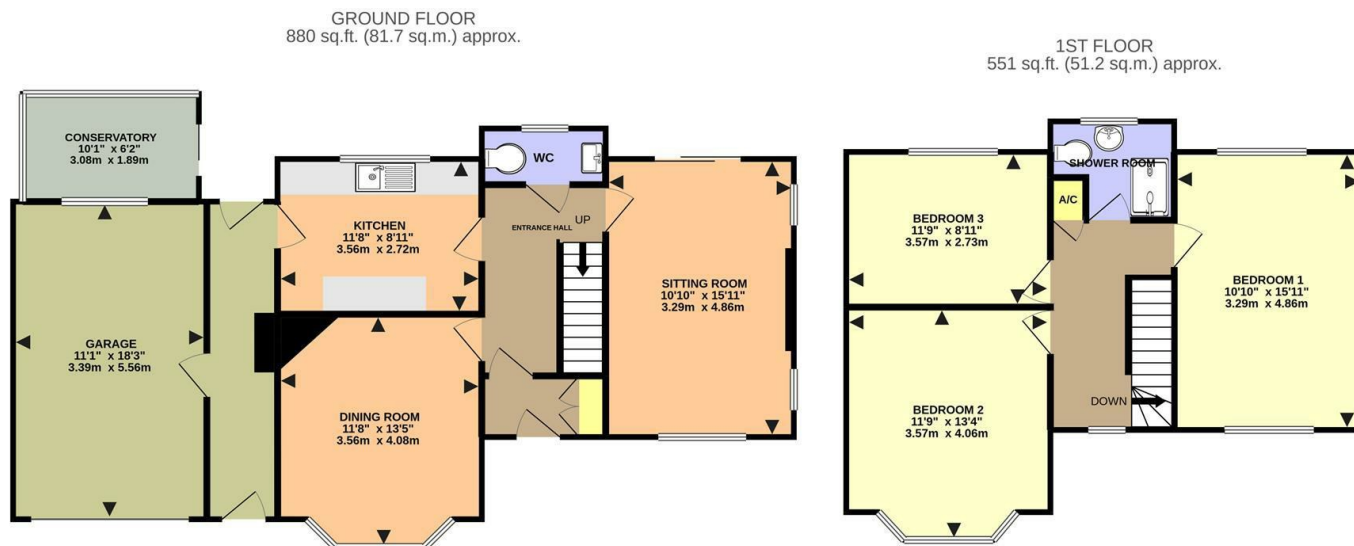
Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH  
Tel: 01442 228000.

Council Tax Band: F



## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



HALL PARK GATE, BERKHAMSTED HP4 2NL

TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

Strictly by appointment with Aitchisons

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Ref: YAB2761

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EPC Rating

E

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