



Main Road South, Dagnall Berkhamsted HP4 1QX





Situated in the desired village of Dagnall, this vast six bedroom semi-detached property offers the rare opportunity to purchase a property with the potential to extend, remodel or develop (STP). The property is within a short driving distance of Berkhamsted, Hemel Hempstead and Dunstable town centres as well nearby attractions of Whipsnade Zoo, Ashridge Estate and Dunstable Downs.

Upon entering the property you are greeted with a large hallway that provides access to most of the ground floor accommodation and staircases leading to the first floor and basement. The ground floor accommodation consists of a large reception room, open plan kitchen/dining room, second kitchen/utility room, guest bedroom with en-suite, store room and integral garage. Stairs heading down to the basement lead to a second reception room, store room/study, cloakroom, utility room and plant room.

Moving upstairs to the first floor accommodation there are five bedrooms, a family bathroom and a separate shower room. The bedrooms are very generous in size with four double bedrooms that benefit from glorious views across the countryside and a comfortable single bedroom. There are also stairs that lead to a converted loft room on the second floor which is currently being used as a storage room, but could easily function as an office space or reception room.

#### Outside

Outside the property has the benefit of solar panels being installed to the main roof and to the rear is a private garden that has mainly been laid to lawn, but further benefits from a large patio area perfect for socialising, side access and storage sheds. The property also benefits from a separate garage and a large car parking area for multiple cars.









welcome to  
**Main Road South, Dagnall**  
**BERKHAMSTED**

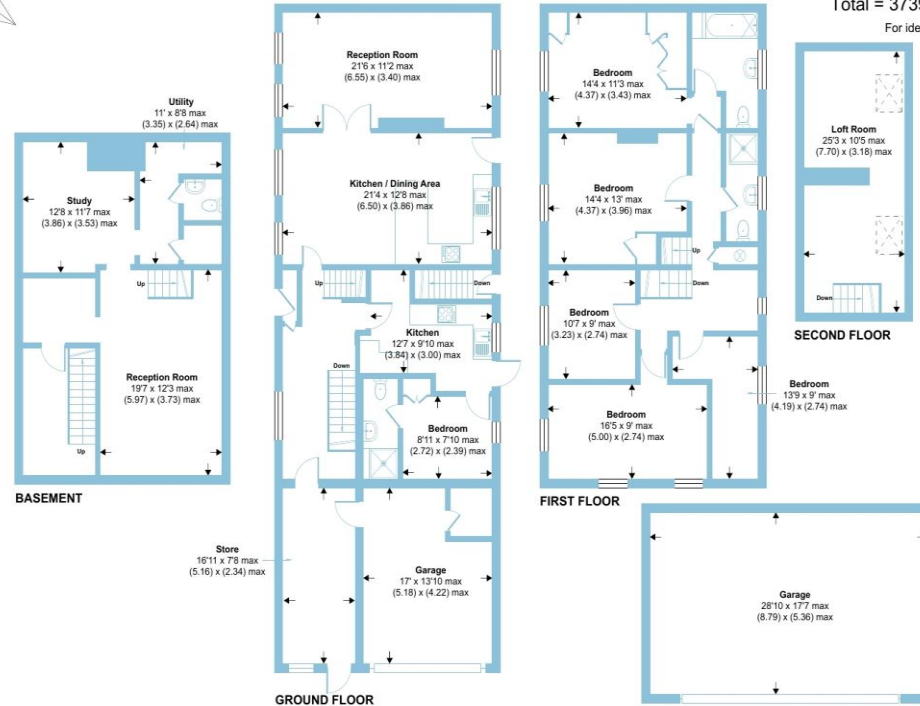
- AMAZING POTENTIAL TO REMODEL OR EXTEND (STP)
- DEVELOPMENT OPPORTUNITY (STP)
- SIX BEDROOMS
- TWO GARAGES
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: E

Located in the village of Dagnall this 6 bedroom semi-detached property with over 3,700 sq ft of accommodation has fantastic potential for renovation project or development opportunity (STP).

**Main Road South, Dagnall, Berkhamsted, HP4**

Approximate Area = 2982 sq ft / 277 sq m  
 Garages = 734 sq ft / 68.1 sq m  
 Store = 23 sq ft / 2.1 sq m  
 Total = 3739 sq ft / 347.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Merry. REF: 1027487



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Property Reference:  
 BKH102602- 0005

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