



Billet Lane, Berkhamsted HP4 1DP



Ground floor accommodation comprises of an entrance hallway, dual aspect living room, dining room and a modern fitted kitchen with a door leading out to the garden. On the first floor the property offers three double bedrooms served by the family bathroom. Externally the property features a fully enclosed rear garden with side access to the front of the property and driveway parking for two vehicles. This property benefits from potential to extend to the rear of the property subject to planning and the added benefit of being sold with no upper chain





welcome to

Billet Lane, BERKHAMSTED

- Semi-detached
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- Rear Garden
- Driveway Parking
- Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: D

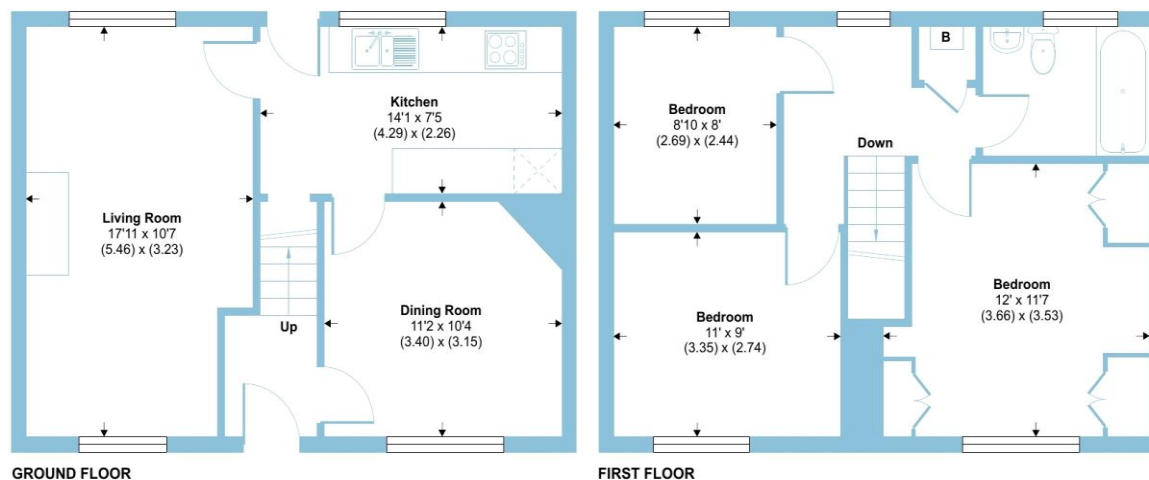
Offers in excess of
£475,000

Conveniently located within walking distance of Berkhamsted high street and railway station, this three bedroom semi-detached family home offers spacious accommodation and driveway parking for two cars vehicles.

Billet Lane, Berkhamsted, HP4

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nclhocom 2023 by a third party. Produced for Barnard Marcus. REF: 1059060



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:
BKH102071- 0003

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)