



Ravens Lane, Berkhamsted HP4 2DX



A fantastic three bedroom Victorian family home, situated in a sought after location just minutes from the High Street, Berkhamsted Train Station, and local amenities. To the ground floor is a fantastic open plan living/dining room which is flooded with light throughout due to having dual aspect windows, with other standout features including the character fireplaces and wood flooring throughout the ground floor. Completing the ground floor accommodation is the kitchen which has an array of built-in floor and wall units that provide plenty of storage and fitted white goods and appliances. The first floor accommodation consists of three double bedrooms, all of which are good size and have ample room for free standing or fitted storage, and a three piece family bathroom.

Outside to the rear of the property is a gorgeous low maintenance private courtyard garden that benefits from a storage cupboard and rear access.





welcome to Ravens Lane, BERKHAMSTED

- CHARACTER PROPERTY
- THREE BEDROOMS
- TOWN CENTRE LOCATION
- PRIVATE COURTYARD GARDEN
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: C

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Offers over

£650,000

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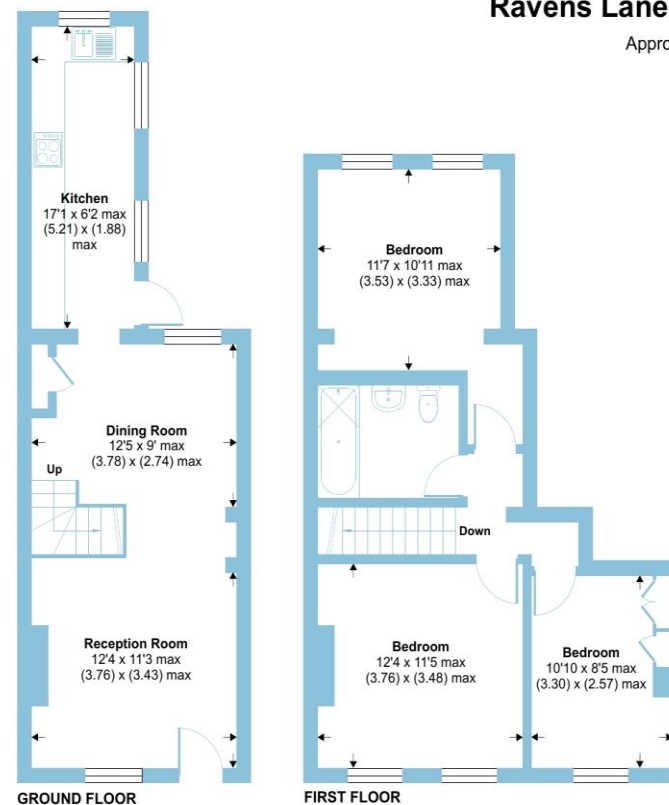
Property Reference:
BKH101313- 0004

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.

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Approximate Area = 914 sq ft / 84.9 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: 1064126



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