



Shrublands Avenue, Berkhamsted HP4 3JH



This charming three bedroom Victorian residence has been tastefully extended and improved to provide for the modern family. Large, well decorated rooms are a feature throughout and the 27ft living/ dining room is no exception. Features of the living room include wood flooring, Victorian open fireplace and a wide bay sash window to the front. The kitchen has been beautifully designed with glossed light units which are complimented by a light granite work tops and ceramic tiled floor, and incorporate a number of integrated appliances including double oven and a five ring gas hob.

Of particular note is the family room with vaulted ceiling, double Velux skylights flooding the room with natural light and French doors opening on to the rear garden.

Upstairs are three bedrooms and a stylish family bathroom. The master bedroom at the front features wall to wall bespoke wardrobes and a wide bay sash window.

Outside, there is a tidy front garden and a covered side passage providing gated access to the rear garden. The rear garden itself is certainly an attractive feature of the property. The garden is approximately 100ft in length comprising lawn with flower beds.

This really is a fine example of a period family home with a contemporary twist in a very sought after road. Early enquiries are advised. Shrublands Avenue is a typical Victorian street in central Berkhamsted with convenient walking access to schools, sports & recreational facilities, and train station.





welcome to Shrublands Avenue, Berkhamsted

- IMMACULATE THROUGHOUT
- THREE BEDROOMS
- LIVING/DINING ROOM
- FAMILY ROOM
- STYLISH FAMILY BATHROOM
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

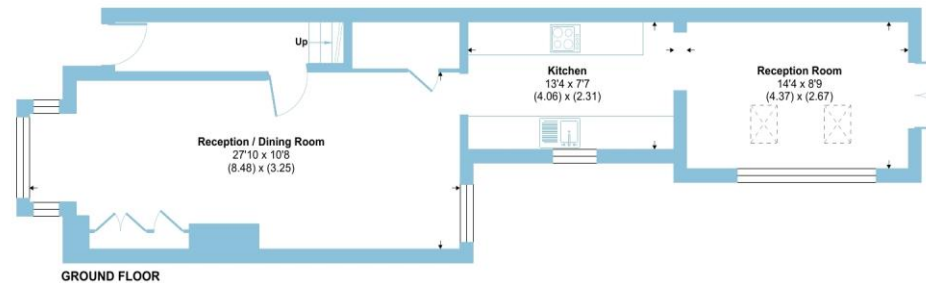
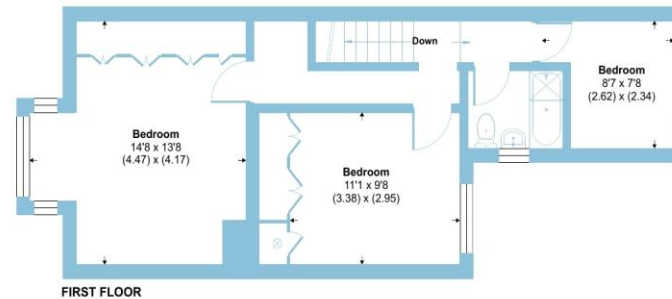
Offers in excess of
£750,000

An elegant three bedroom Victorian property which has been tastefully extended and improved to provide for the modern family. Easy walking distance to Train station and schools.



Shrublands Avenue, Berkhamsted, HP4

Approximate Area = 1072 sq ft / 99.5 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). © richcom 2024. Produced for Brown & Merry. REF: 1092080



Location

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.

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Property Reference:
BKH102735- 0003

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