



**Coombe Gardens, Berkhamsted HP4 3PA**





Offered CHAIN FREE with a garage and driveway parking, this three bedroom property offers spacious and versatile living accommodation comprising an entrance hall, double aspect living room and a kitchen/breakfast room with views overlooking the garden. Further accommodation includes a study, utility and downstairs shower room. On the first floor there are three spacious bedrooms benefiting from fitted wardrobes and a family fitted shower room. The beautiful garden has a patio with steps rising to a lawn with colourful landscaped borders. The property is conveniently located within walking distance of the high street and is close to several sought after schooling catchments including Westfield Primary School, St Thomas More and Greenway Primary School.







## welcome to Coombe Gardens, Berkhamsted

- Three Bedrooms
- Semi-Detached
- Driveway
- Garage
- Spacious And Versatile Living Accommodation
- Chain Free
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

### Agent's Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

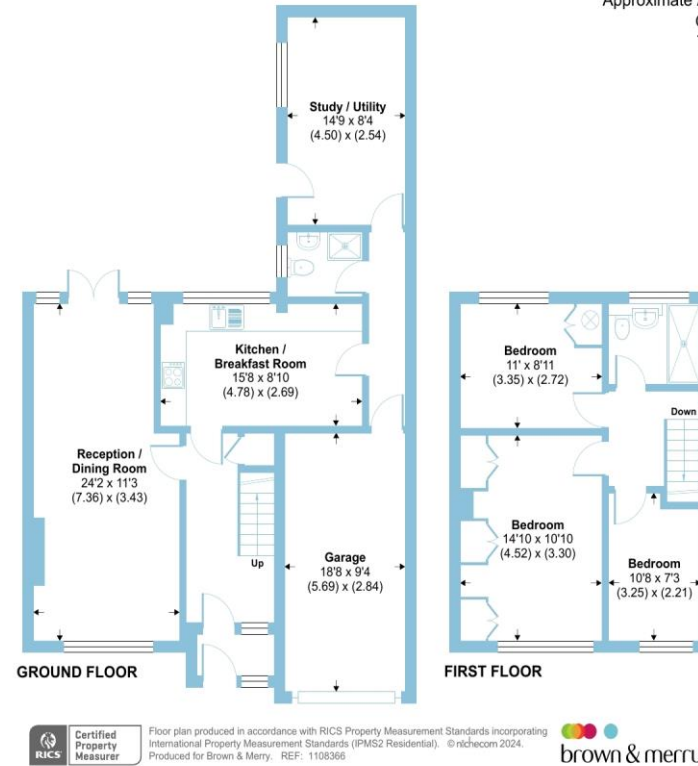
offers in excess of  
**£550,000**

Located in a sought after cul de sac in Berkhamsted, this spacious three bedroom semi-detached property offers a wonderful opportunity for modernising and further extension STPP.



### Coombe Gardens, Berkhamsted, HP4

Approximate Area = 1202 sq ft / 111.7 sq m  
Garage = 174 sq ft / 16.1 sq m  
Total = 1376 sq ft / 127.8 sq m  
For identification only - Not to scale



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Property Reference:  
BKH102748- 0002

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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