



**St Edmunds, Berkhamsted HP4 2HS**





The downstairs accommodation comprises of a principal reception room, conservatory/ dining room, kitchen, utility room and WC with stairs rising to the first floor. The principal reception room has been beautifully decorated and provides bright and spacious accommodation with French doors opening on to the conservatory/ dining room. The kitchen is furnished with a range of base and wall units and provides space for several free-standing appliances. The utility room is gently tucked away with access to the WC. The conservatory/ dining room is bright and spacious with views of the rear garden.

Heading upstairs there are three bedrooms and a stunning family bathroom which consists of a three-piece suite. There are two double bedrooms which are both very good size and a comfortable size single bedroom.

The private westerly facing rear garden is mainly laid to lawn with a decked patio area directly adjacent to the rear of the property, offering a wonderful and tranquil setting to entertain friends and family or simply to relax. The front garden is partially enclosed by mature hedging with a path leading to the property. The driveway provides off road parking and leads to the garage with an up and over door. The garage benefits from power & a service door opening into the main house.





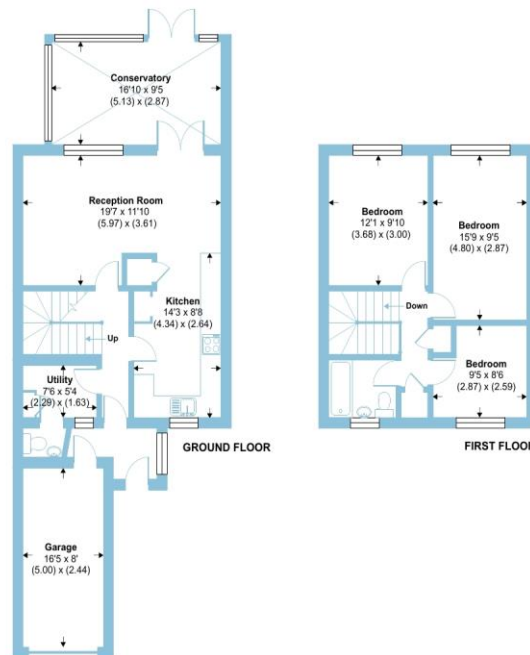


## welcome to St Edmunds, Berkhamsted

- THREE BEDROOMS
- GARAGE
- DRIVEWAY
- SHORT WALK TO HIGH STREET AND SCHOOLS
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

A beautifully presented three-bedroom property with garage and driveway, within a short walking distance of the High Street, local amenities and schools. The property is tastefully presented providing wonderful and bright accommodation throughout.



### St. Edmunds, Berkhamsted, HP4

Approximate Area = 1184 sq ft / 110 sq m  
Garage = 132 sq ft / 12.3 sq m  
Total = 1316 sq ft / 122.3 sq m  
For identification only - Not to scale

Offers over

**£475,000**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Brown & Merry. REF: 1130242



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Property Reference:  
BKH102805- 0002

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