



**Victoria Road, Berkhamsted HP4 2JS**





This beautifully presented family home offers wonderful and spacious accommodation throughout and benefits from driveway parking. The downstairs accommodation comprises of an open-plan lounge/ dining room, kitchen, bathroom and inner hall. Of particular note is the lounge/ dining room with gas fire and bespoke built cabinet and shelving. The kitchen has been tastefully fitted with a range of wall and base units with a few integrated appliances. The bathroom is a three-piece suite comprising of bath, shower and hand wash basin with a separate WC. On the first floor you will find three bedrooms. The principal bedroom is positioned to the front of the property with natural light flooding the room through the double aspect windows and benefits from fitted wardrobes.

The tiered rear garden provides a wonderful space for the whole family to enjoy. With an expansive paved patio area creating the perfect space to entertain friends and family; steps lead to a lawned area with a generous shed with power. The front garden is mainly laid to lawn with a central path leading to the front door and driveway.

On your doorstep you will find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and Art Deco Rex cinema. Berkhamsted train station is within a short walk away with direct routes to London Euston.







welcome to

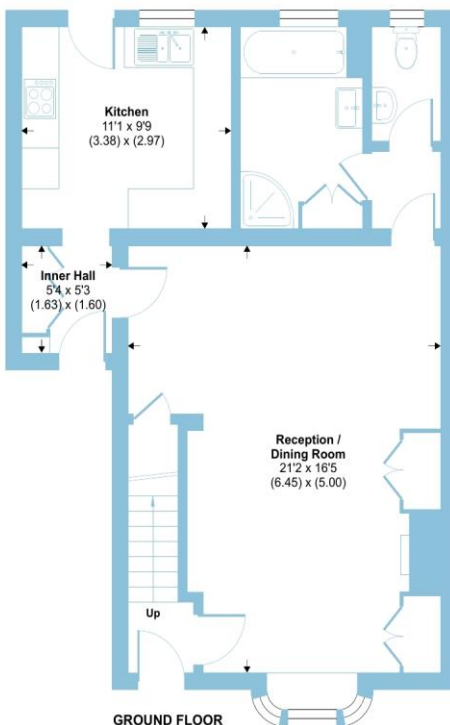
## Victoria Road, Berkhamsted

- THREE BEDROOMS
- DRIVEWAY
- GARDENS
- WELL PRESENTED
- WALKING DISTANCE TO HIGH STREET

Tenure: Freehold EPC Rating: E

# £650,000

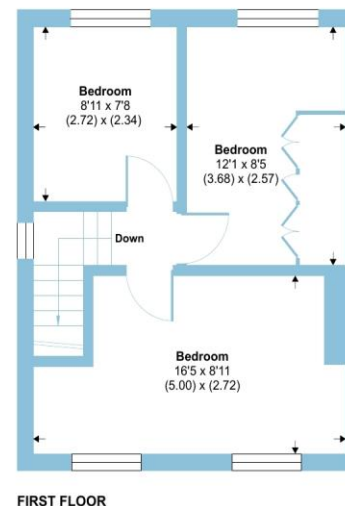
A very well presented three-bedroom semi-detached family home situated within walking distance of the High Street and mainline station.



## Victoria Road, Berkhamsted, HP4

Approximate Area = 986 sq ft / 91.6 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: 1154946



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Property Reference:  
BKH102842- 0002

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