



**Egerton Road, Berkhamsted HP4 1DU**



Upon entering the property through the entrance hall you are greeted with a large hallway that leads to front reception room, stairs leading to the first floor and entrance to the kitchen. The front reception room is of a good size and fitted with large bay fronted windows which allows light to flood the room. The galley kitchen is located in the centre of the house and provides access out into the rear garden. The dining room benefits from built in storage cupboards and sliding doors which allow access to the rear garden and patio area. On the first floor there are currently three good size bedrooms with two being large doubles that benefit from built in wardrobes and a comfortable sized single bedroom. A family bathroom fitted with a bath, basin and a separate w/c complete the first-floor accommodation. Externally the property has a fantastic south facing garden. To the front you will find driveway parking and access to the garage.





## welcome to Egerton Road, Berkhamsted

- Three Bedrooms
- Semi-detached
- Driveway
- Two Reception Rooms
- Potential To Extend (STPP)

Tenure: Freehold EPC Rating: C

offers in excess of

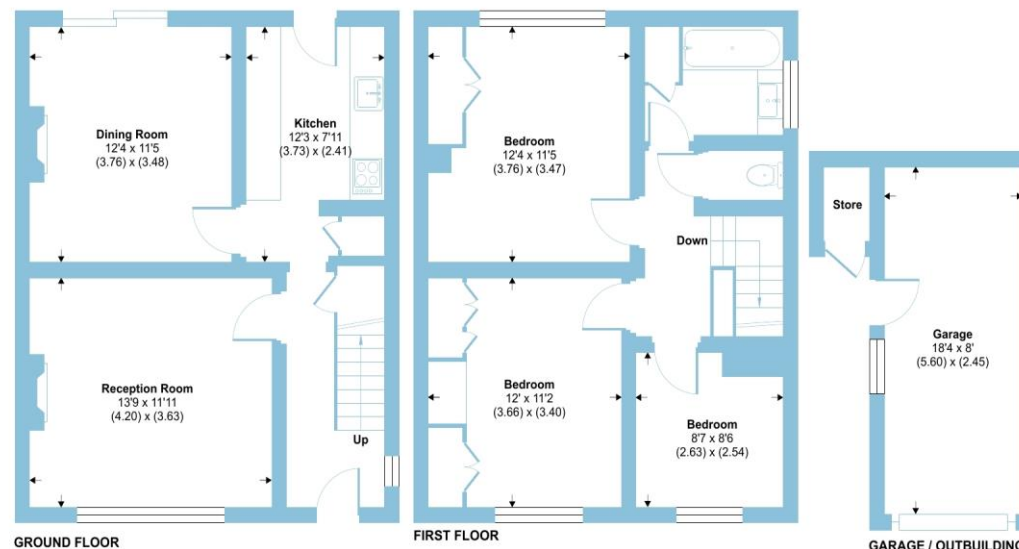
# £600,000

Conveniently located in one of Berkhamsteds most desirable and popular locations, close to Bridgewater school and a short walk to the train station, this fantastic three bedroom property offers excellent opportunity for extension and modernising (STPP)



### Egerton Road, Berkhamsted, HP4

Approximate Area = 1026 sq ft / 95.3 sq m  
Garage = 145 sq ft / 13.4 sq m  
Outbuilding = 10 sq ft / 0.9 sq m  
Total = 1181 sq ft / 109.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PIMS2 Residential). © richcom 2024. Produced for Brown & Merry. REF: 1155082



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Property Reference:  
BKH102720- 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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