



Finch Road, Berkhamsted HP4 3LQ



This spacious three-bedroom detached family is located on one of Berkhamsted's most coveted locations of Finch Road and is within a short walk from the highly esteemed Greenway School. The downstairs accommodation comprises of three reception rooms, kitchen, and shower room. The lounge is bright and spacious with natural light flooding through the bay window. The kitchen is fitted with a range of wall and base units and benefits from a number of integrated appliances. On the first floor there are three double bedrooms, bathroom and separate WC.

Of particular note is the rear garden, which is mainly laid to lawn with raised beds and a generous patio area. The rear garden offers ample space for the new occupants to potentially extend the property (STP) with plenty of room left for the whole family to enjoy. The front garden is laid to lawn with a side driveway leading to the garage. The garage has power and light with a service door opening onto the rear garden.





welcome to Finch Road, Berkhamsted

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- GARAGE & DRIVEWAY
- POTENTIAL TO EXTEND (STP)

Tenure: Freehold EPC Rating: C

offers in excess of

£800,000

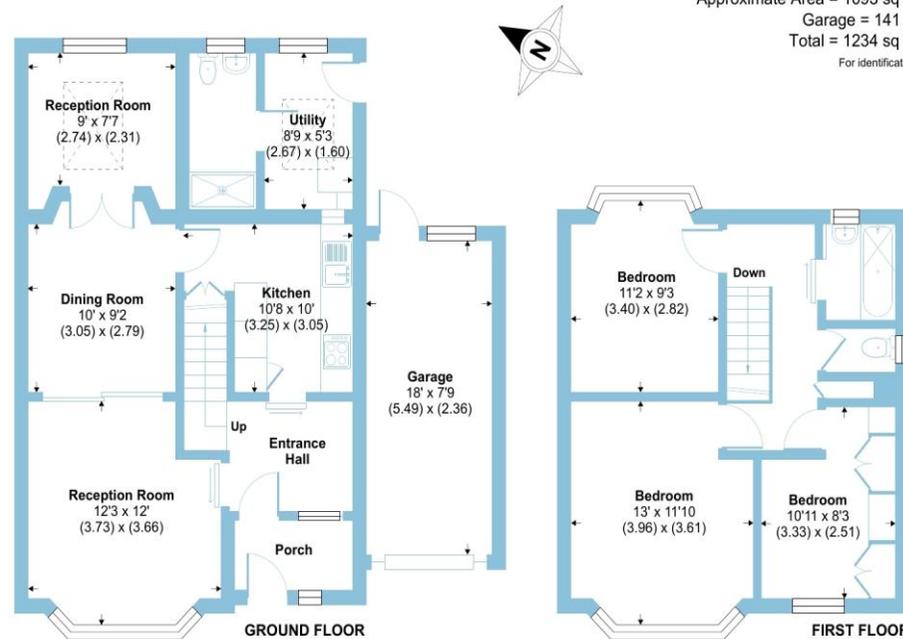
Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

This three bedroom detached family home is situated on an ever-popular road in Berkhamsted. A short walk to excellent schools, scenic walks and Berkhamsted High Street, this house is guaranteed to be a perfect forever home with potential to extend (STP).

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Approximate Area = 1093 sq ft / 101.5 sq m
Garage = 141 sq ft / 13 sq m
Total = 1234 sq ft / 114.5 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: 1183713



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Property Reference:
BKH101357- 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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