



**Woodlands Avenue, Berkhamsted HP4 2JQ**



The entire accommodation in this beautiful property benefits from an abundance of natural light and tasteful neutral decor throughout. Accommodation includes a welcoming entrance hall which leads into the lounge and features beautiful, stripped floorboards and built in shelving. The modern kitchen/ breakfast room features ample storage, integrated appliances, and quartz countertop. The kitchen also benefits include from a large understairs storage cupboard and space for a dining table. Upstairs there are two double bedrooms and a family bathroom. The landscaped rear garden is a fantastic space for relaxing and has a patio with stairs rising to the lawn with a further decked patio area at the top of the garden. This property offers scope for extension, subject to planning permission and is conveniently located close to highly regarded local schooling, Berkhamsted High Street and train station.





## welcome to Woodlands Avenue, Berkhamsted

- End Of Terrace
- Two Doubles
- Modern Interior
- Kitchen/Breakfast Room
- Beautifully Landscaped Rear Garden

Tenure: Freehold EPC Rating: D

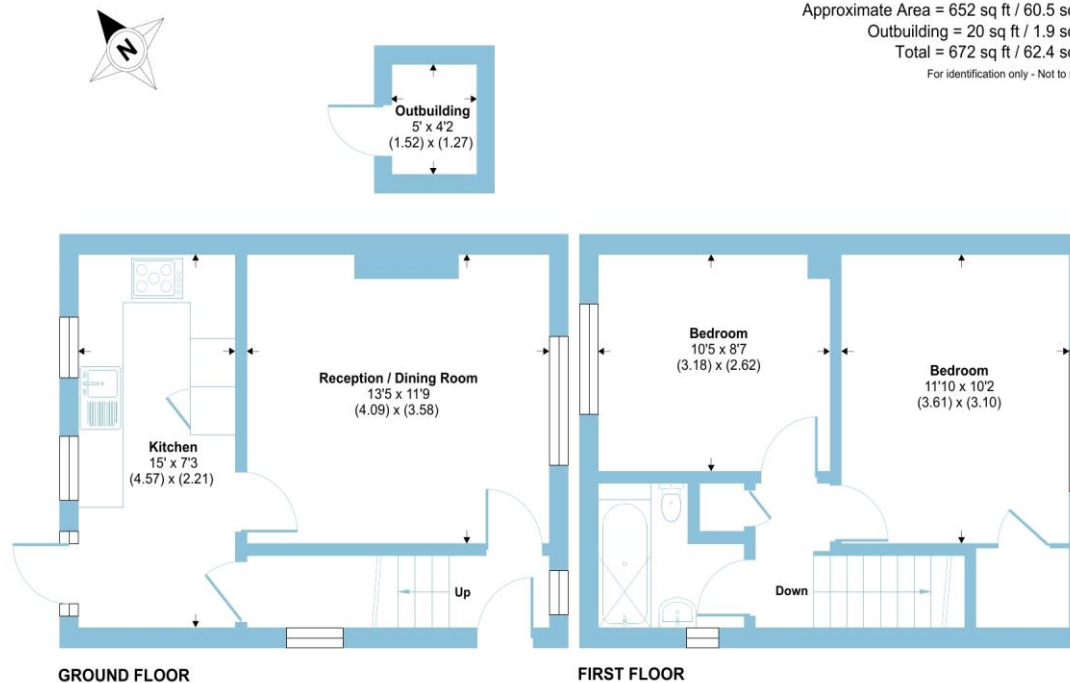
offers over

# £450,000

Located just a short walk away from Berkhamsted High Street, this two double bedroom house has been modernised with a stylish and contemporary finish and benefits from a fantastic sized rear garden.

### Woodlands Avenue, Berkhamsted, HP4

Approximate Area = 652 sq ft / 60.5 sq m  
Outbuilding = 20 sq ft / 1.9 sq m  
Total = 672 sq ft / 62.4 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 Barnard Marcus - REF: 1196083



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Property Reference:  
BKH102512- 0003

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