



**Highfield Road, Berkhamsted HP4 2DD**



Originally a pub dating back to 1824, Chaffcutters is an impressive four double bedroom detached property with beautiful kerb appeal. Upon entering this characterful unique property, the entrance hall leads off to the right into an open plan living room featuring a stunning wood burner that creates cosy division of the room into separate areas. This leads through into the spacious extended kitchen which leads out to the garden. Further ground floor accommodation comprises a second reception room offering flexibility to be used as a snug/ playroom or office as well as a useful utility room and downstairs w.c. On the first floor you will find a spacious, light landing with four generous double bedrooms. Finally, the family bathroom completes the first-floor accommodation. This detached cottage offers an exciting opportunity for renovation on a charming property and benefits from a basement and driveway parking. Highfield Road is conveniently located just a stone's throw from Berkhamsted High Street and close to sought after local schooling catchments.





## welcome to Highfield Road, Berkhamsted

- Detached Character Cottage
- Centrally Located
- Driveway Parking
- Four Double Bedroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

guide price

# £850,000

### Agents Note:

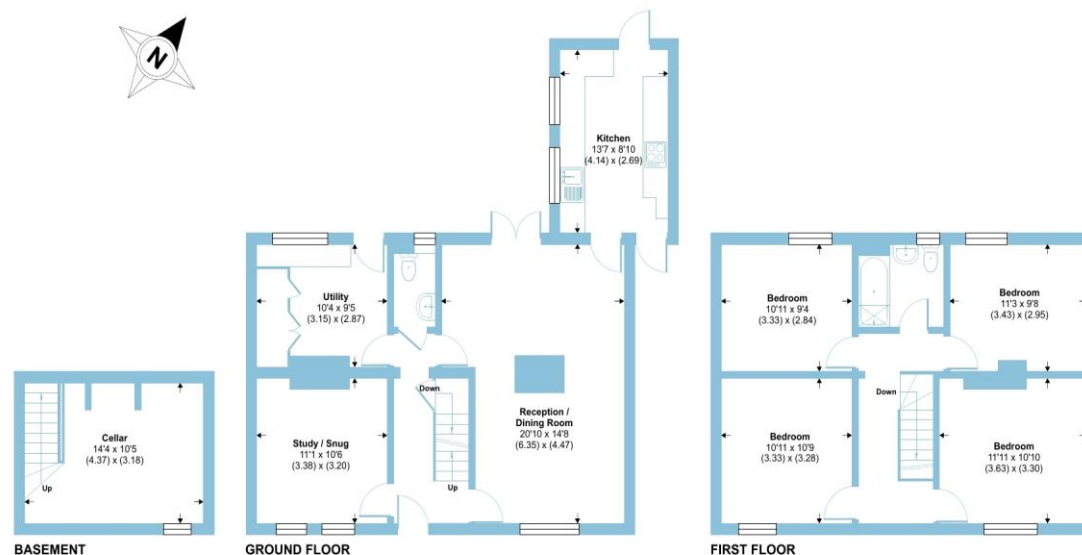
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Offered CHAIN FREE, this charming detached four double bedroom property is located in the heart of Berkhamsted and offers a wealth of character and potential.

## Highfield Road, Berkhamsted, HP4

Approximate Area = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Merry. REF: 1221972



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Property Reference:  
BKH102917- 0005

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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