



Priory Gardens, Berkhamsted HP4 2DS



The ground floor accommodation features two separate reception rooms, providing flexibility for formal entertaining and relaxed family living with lots of natural light and doors out onto the rear garden. The well-appointed kitchen boasts ample storage and integrated appliances. A cloak room/ W.C and large understairs storage cupboard complete the ground floor accommodation. On the first floor, you'll find four generously sized bedrooms, each filled with natural light and a family bathroom. The standout feature of this home is the expansive bedroom on the 2nd floor that offers an amazing large space, complete with breathtaking views, a Juliet balcony and endless potential as a luxurious principal suite or additional living space. Externally the property benefits from a charming rear garden with paved patio and a raised lawn area. The side access provides access to the front where you will find a driveway and garage.





welcome to Priory Gardens, Berkhamsted

- Five Bedrooms
- Two Reception Rooms
- Downstairs W.C
- Extended Family Lounge
- Family Bathroom

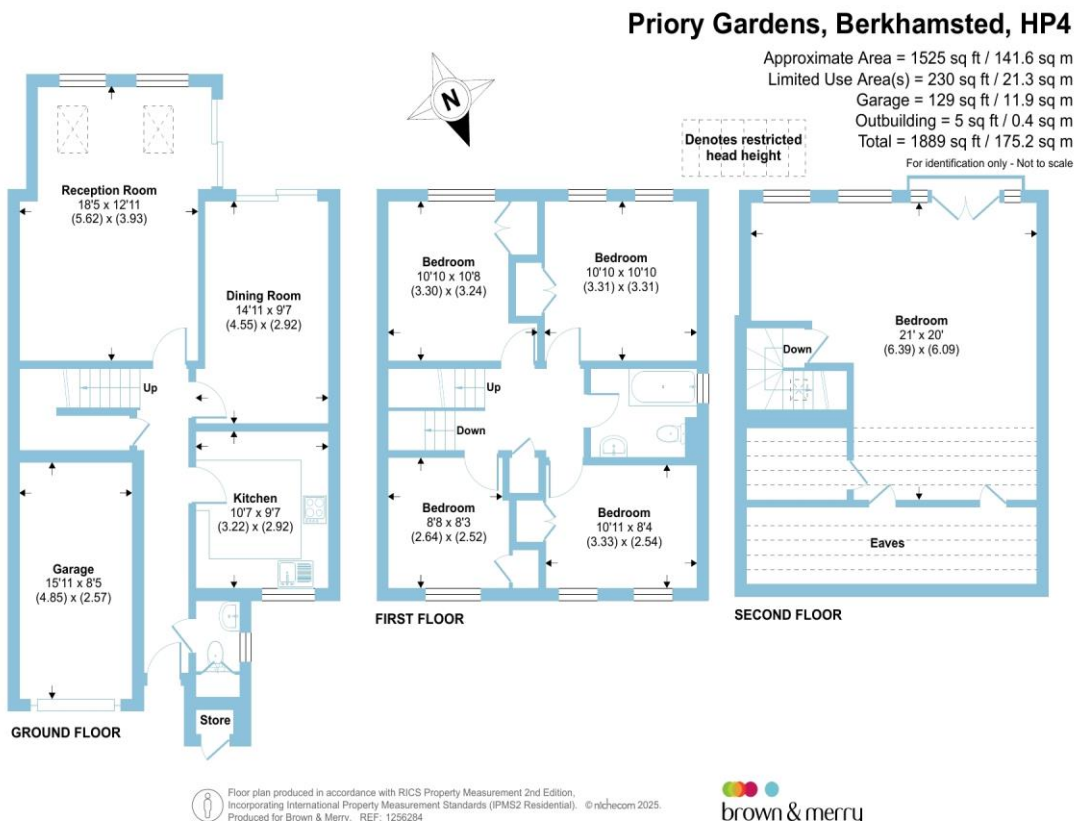
Tenure: Freehold EPC Rating: C

£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.

Situated in a peaceful yet convenient location in the heart of Berkhamsted, this spacious five bedroom semi-detached family home offers an abundance of versatile living space, driveway parking, stunning views and a delightful garden.



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Property Reference:
BKH103042- 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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