



**Chiltern Park Avenue, Berkhamsted HP4 1EY**

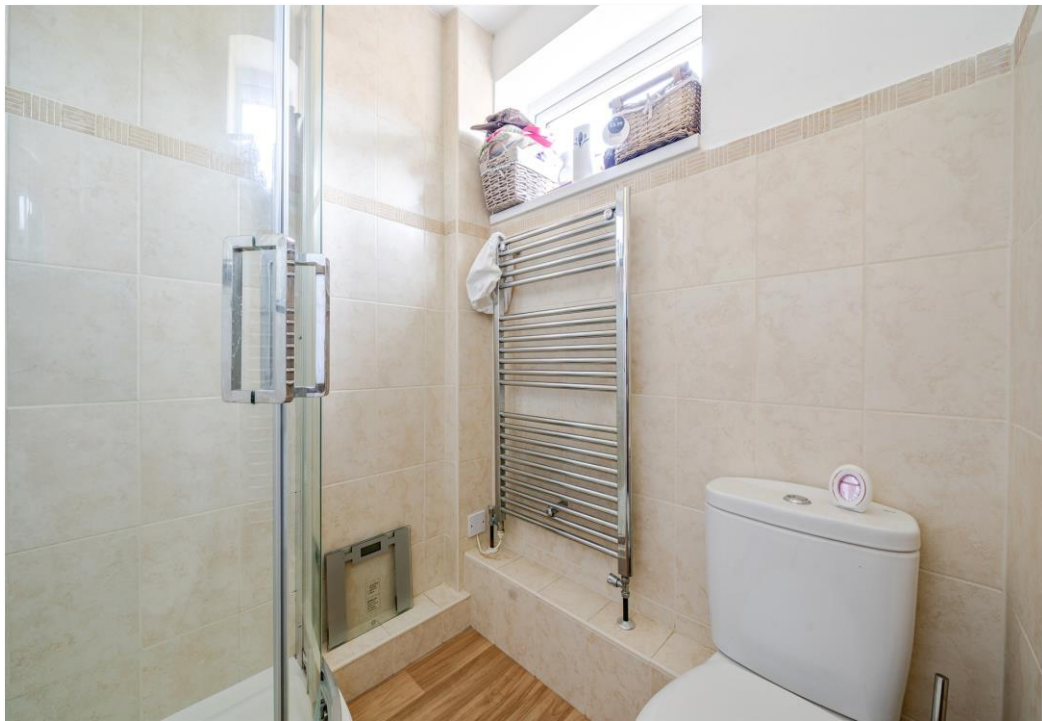




Situated in the popular Chiltern Park Avenue, the property is within walking distance of Berkhamsted Station and the town centre providing easy access to local amenities and transport links. Upon entering through its private front door, stairs lead up to a spacious and light filled living room, perfect for relaxation and entertaining. The fitted kitchen features a useful breakfast bar and ample space for storage and kitchen appliances. The property boasts two well-proportioned bedrooms, and the modern fitted bathroom completes the accommodation. External benefits include communal grounds, ample residents parking and a useful lock up storage cupboard. Offered with no upper chain, this maisonette offers an excellent opportunity for first time buyers or investors seeking a property in a desirable location.







## welcome to Chiltern Park Avenue, Berkhamsted

- First Floor Maisonette
- Two Bedrooms
- Light And Spacious Accommodation
- Residents Parking
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

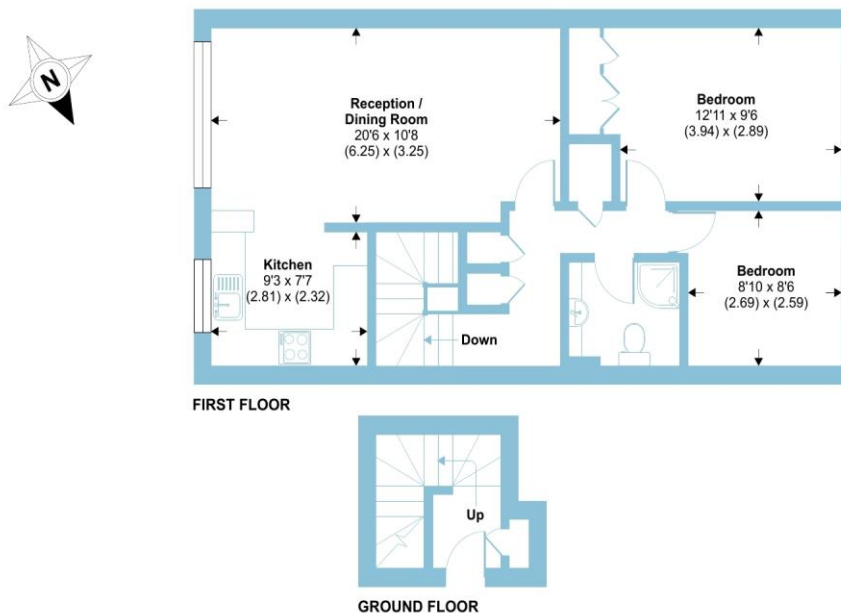
**£275,000**

This charming two bedroom CHAIN FREE first floor maisonette, presented in good condition offers a perfect blend of comfort and convenience.

### Chiltern Park Avenue, Berkhamsted, HP4

Approximate Area = 742 sq ft / 68.9 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). © nichcom 2025. Produced for Brown & Merry. REF: 1269308

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Property Reference:  
BKH102564- 0003

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