







This charming period property seamlessly blends classic features with contemporary finishes. The welcoming living room boasts a cosy fireplace perfect for relaxing evenings - while the heart of the home lies in the impressive extended kitchen/diner. Designed for modern living, it features sleek integrated appliances, an island unit ideal for entertaining, and stiking Crittall-style doors that open out onto the private rear garden, flooding the space with natural light. The downstairs w/c and utility room complete the ground floor accommodation. Upstairs, the first floor offers two generous double bedrooms, both thoughtfully decorated. The second floor hosts a further spacious double bedroom along with a stylish family bathroom, offering comfort and versatility for growing families or guests. Externally, the property enjoys a lovely well maintained rear garden and benefits from a versatile garden studio, ideal for a home office or those in need of extra creative space. Located on the ever-popular Victoria Road, this home offers the best of town centre living - just moments from independent shops, cafés, restaurants, and highly regarded schools, as well as excellent transport links including Berkhamsted Station.











welcome to

Victoria Road, Berkhamsted

- Character Property
- Renovated & Extended
- Stunning Kitchen/Diner
- Three Double Bedrooms
- Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£700,000

A stunning, fully renovated and extended three double bedroom character home, beautifully positioned in the heart of Berkhamsted, just a short stroll from the vibrant High Street.



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Property Reference: BKH103070-0008 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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