



Highfield Road, Berkhamsted HP4 2DA



Upon entering, you are welcomed into a characterful living room, complete with a feature fireplace, bespoke built-in shelving and storage - creating a warm and inviting space to relax. A separate dining room provides a generous area for entertaining, leading through to a thoughtfully designed kitchen. The kitchen boasts ample worktop space, quality built-in appliances, and a smart, modern finish. To the rear of the property, a handy inner lobby offers excellent storage solutions and leads through to a spacious and contemporary bathroom, finished to a high standard. Upstairs, the accommodation continues to impress with two generous double bedrooms. The principal bedroom features attractive built-in wardrobes and a charming feature fireplace, adding to the cottage's character. Externally, the property enjoys a beautifully maintained sunny rear garden, offering a generous lawn area and a raised decked terrace - perfect for outdoor dining and relaxation during the warmer months. This stunning home is ideal for those seeking the charm of a character property with the ease of modern living, all set in a desirable location close to Berkhamsted High Street, schools, and transport links.





welcome to

Highfield Road, Berkhamsted

- Beautifully Presented Character Cottage
- Spacious Lounge
- Separate Dining Room
- Modern Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

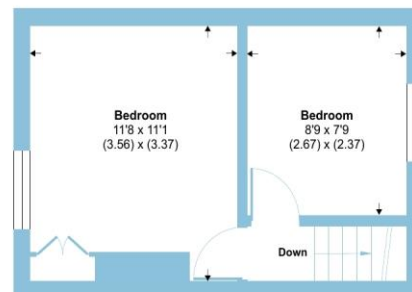
£500,000

A beautifully presented two-bedroom character cottage, ideally positioned on the ever-popular Highfield Road in the heart of HP4. This charming home perfectly blends traditional features with modern comforts, offering well-proportioned living space and a delightful rear garden.

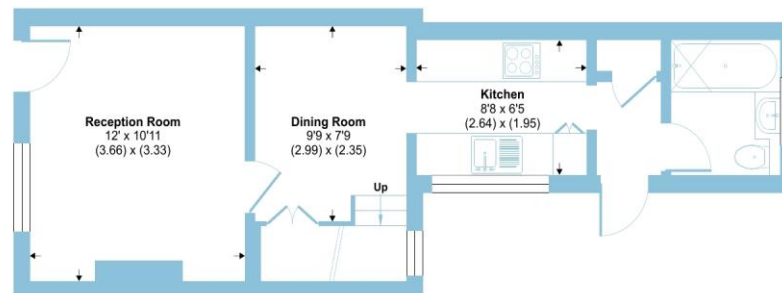
Highfield Road, Berkhamsted, HP4

Approximate Area = 582 sq ft / 54 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1283746



check out more properties at [brownandmerry.co.uk](https://www.brownandmerry.co.uk)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH102496 - 0004

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.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)