



Dell Field Avenue, Berkhamsted HP4 1DY



This four-bedroom semi-detached family home is in a highly sought after location and within a short walking distance of the train station and Bridgewater School. Woodland walks and countryside are within easy walking distance and the High Street is within a short stroll. The property is set well back from the road with block paved driveway providing off road parking. The entrance hall provides access to the bay fronted lounge, bedroom one and kitchen/ dining and family room with stairs rising to the first floor. Of particular note is the stunning Kitchen/ dining and family room with bi-folding doors opening onto the rear garden. The kitchen has been tastefully fitted with a range of wall and base units and furnished with integrated appliances. The central peninsula area makes a perfect spot for family dinners or for entertaining friends and family.

On the first floor you will find two generous double bedrooms and a single bedroom along with a bathroom.

The rear garden has been beautifully presented with a spacious patio area offering ample space for outside living and lovely lawn area and colourful borders. The front garden is mainly laid to block paving providing off road parking with raised flower beds.





welcome to

Dell Field Avenue, Berkhamsted

- FOUR BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- KITCHEN/ FAMILY/DINING ROOM
- FRONT AND REAR GARDEN
- DRIVEWAY

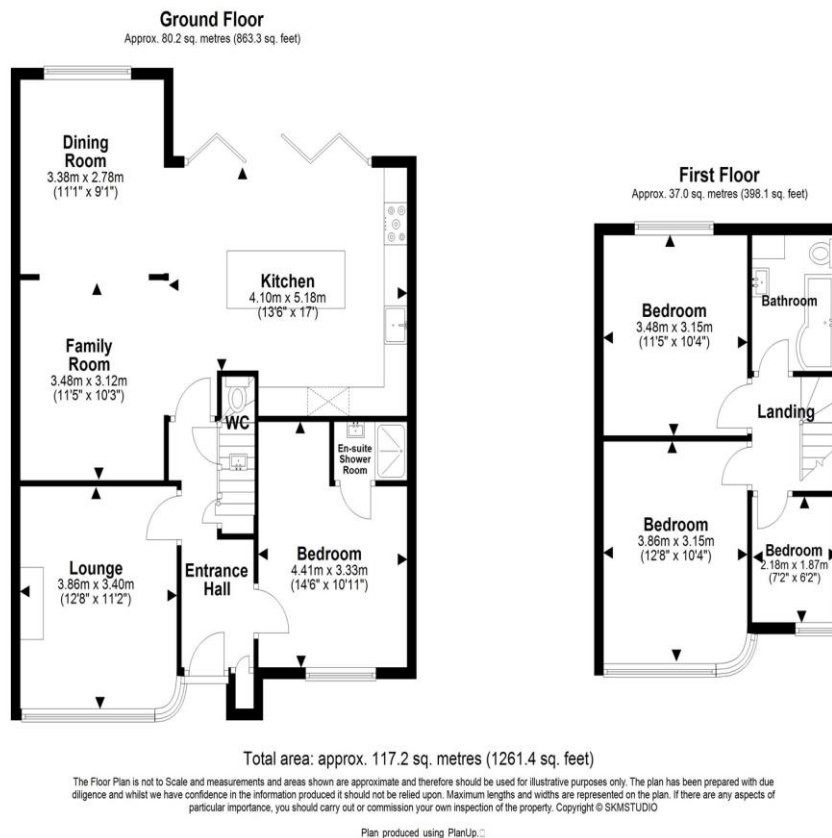
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers over

£875,000

A beautifully extended four bedroom semi-detached family home, situated on a highly sought after location and within catchment area for Bridgewater School.



check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
BKH103107- 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.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



brownandmerry.co.uk