



Woodlands Avenue, Berkhamsted HP4 2JQ



The property welcomes you with an entrance hall leading into a spacious open plan living, kitchen and dining area. The contemporary kitchen is well equipped, featuring ample storage and a convenient breakfast bar, creating a perfect hub for everyday living and entertaining. There is also a cloakroom to complete the downstairs accommodation. Upstairs there are two generously sized bedrooms served by a modern family bathroom. Externally the property boasts a large rear garden with a patio and stairs rising to a large lawn, ideal for entertainment and further benefits from a home office/ studio positioned at the end of the garden- perfect for remote working or creative use. The back gate provides quick access to the town. Driveway parking completes the offering of this beautifully presented home in a prime Berkhamsted location.

The property benefits from planning permission for a single storey rear extension. Planning Reference: 24/00822/FHA





welcome to

Woodlands Avenue, Berkhamsted

- Two Bedroom Semi-Detached Home
- Open-Plan Living/Kitchen/Diner
- Modern Kitchen With Breakfast Bar And Ample Storage
- Contemporary Family Bathroom
- Large Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£475,000



Modern two-bedroom semi-detached home with driveway parking and planning permission for a single storey rear extension, ideally located within walking distance of Berkhamsted High Street and close to highly regarded local schooling.

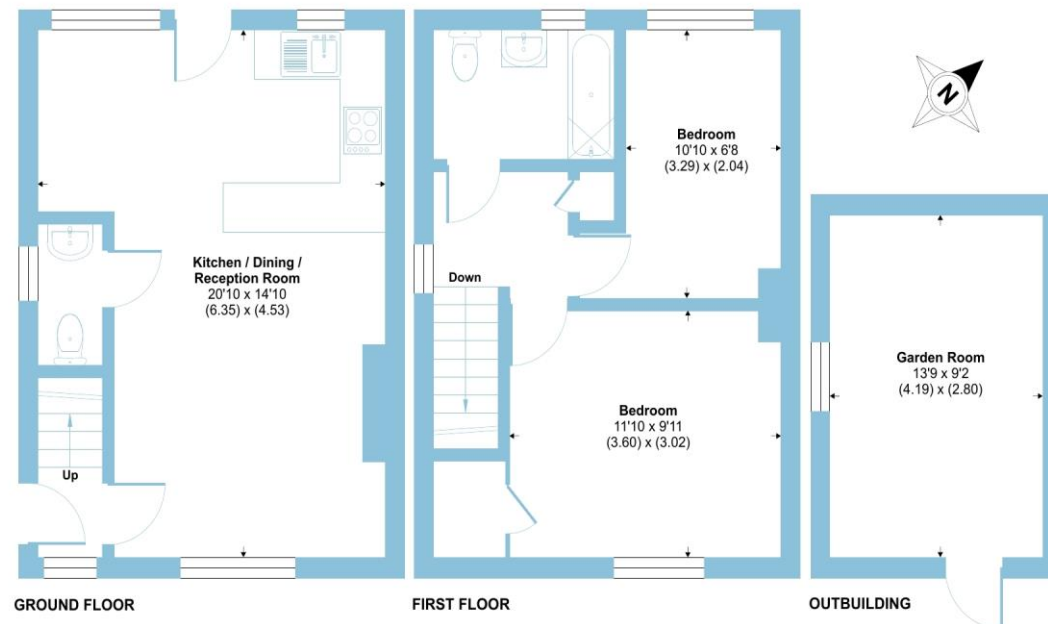
Woodlands Avenue, Berkhamsted, HP4

Approximate Area = 634 sq ft / 58.9 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 760 sq ft / 70.6 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). © nitchcom 2025. Produced for Brown & Merry. REF: 1316878

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Property Reference:
BKH102990- 0006

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