









Victoria Road draws you in from the start with an inviting front room, equipped with a working original fireplace with built in bookcases around the chimney breast. Moving into the kitchen you have all appliances built in a neutral style kitchen with the original arch above the cooking hob, keeping the character theme. Moving up the stairs you are greeted with two good size bedrooms and main bathroom. The primary room comes with an unmatched view over the garden and Berkhamsted. The second room currently being used as home office, has great space paired with build-in wardrobes to make room for a double bedroom. The landing creates feeling of more space due to the flying freehold over the terrace alleyway. You are met with original style staircase the leads up to the top floor. In the tucked away room, you with be greeted with a room full of light, from the Velux windows and a double bed with built in wardrobes.

Moving outside, the south-east facing garden is flooded with light. A built-in decking area at the rear of the property combined with the mature garden either side creates the most perfect private suntrap in the centre of Berkhamsted.











welcome to

Victoria Road, BERKHAMSTED

- Character Property
- Three Bedrooms
- South-East Facing Garden
- Central Location
- Close to High Street and Train Station

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£575,000

Brown and Merry welcomes to the market a rare opportunity to own a spacious 3-bedroom Victorian era terraced house with a chance to add your own touch. This property in situated on Victoria Road, being one of the most popular roads in Berkhamsted, close to schools, high street and station.

Victoria Road, Berkhamsted, HP4

Approximate Area = 872 sq ft / 81 sq m Limited Use Area(s) = 157 sq ft / 14.5 sq m Total = 1029 sq ft / 95.5 sq m For identification only - Not to scale

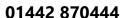


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Property Reference: BKH102955-0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





Eaves



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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.