



Ridgeway, Berkhamsted HP4 3LB



Located on the popular Ridgeway in Berkhamsted, this three-bedroom semi-detached home presents an excellent opportunity for those looking to modernise and extend (subject to planning). Set back from the road with its own driveway parking, the property offers a traditional layout with an entrance hall leading to a front-facing lounge, separate dining room and kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing a solid foundation for a future family home. One of the standout features of this property is the generous rear garden - a wonderful space offering plenty of room for outdoor living, play areas or future extensions. The size of the plot and the property's position make it ideal for buyers seeking a project with long-term potential. Offered to the market with scope to refurbish and create a bespoke home in a desirable Berkhamsted location.

Agent's Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to potential timeframes involved.





welcome to Ridgeway, Berkhamsted

- Three Bedroom Semi-Detached
- Excellent Scope To Extend (Subject To Planning Permission)
- Driveway Parking
- Separate Lounge And Dining Room
- Kitchen With Access To Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£550,000

Offered CHAIN FREE This Three Bedroom Semi-Detached Home
With Superb Potential Located And Driveway Parking Located Within
Walking Distance Of Berkhamsted High Street.

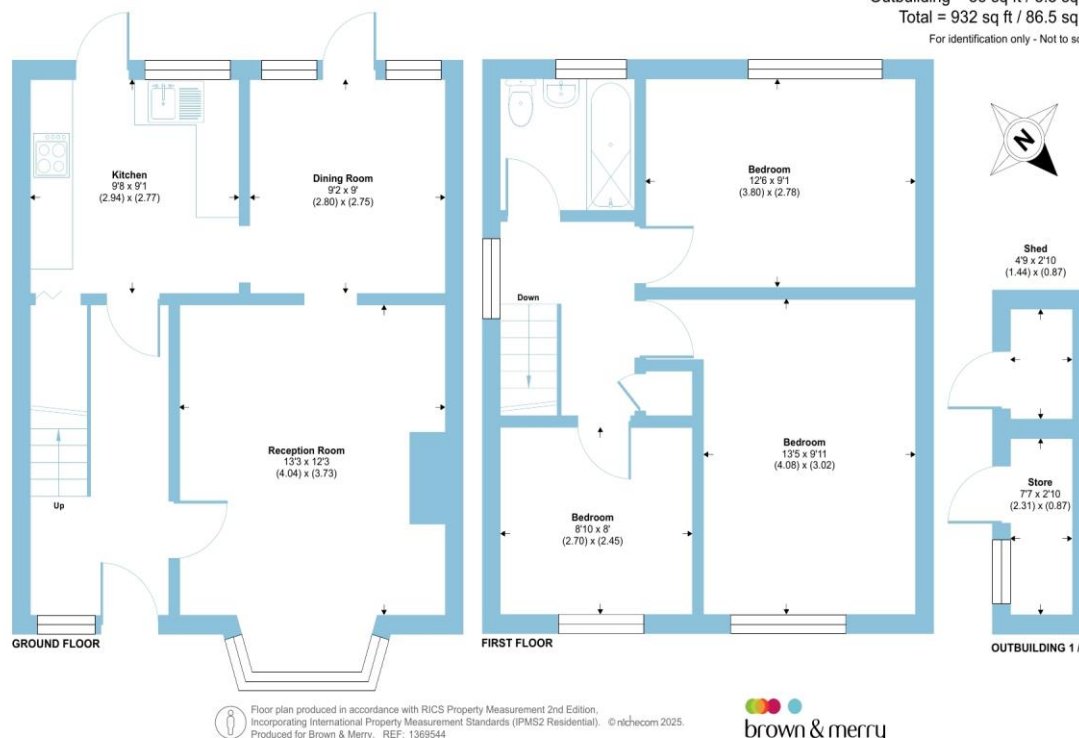
Ridgeway, Berkhamsted, HP4

Approximate Area = 896 sq ft / 83.2 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



check out more properties at [brownmerry.co.uk](https://www.brownmerry.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:
BKH103193- 0003

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@brownmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



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