



Coombe Gardens, Berkhamsted HP4 3PA



This spacious family home requires modernisation and situated on a quiet location, the ground floor accommodation comprises of a generous and welcoming entrance hall, lounge/ dining room and kitchen. On the first floor there are three bedrooms of which two are double rooms. The bathroom comprises of a three pieces suite.

The rear garden is mainly laid to lawn with a generous patio area, perfect for entertaining friends and family, the side gate opens onto the driveway leading to the garage with an up and over door. The front garden is laid to lawn with mature borders; the driveway provides parking for several cars and leads onto the garage.

The property is conveniently located within walking distance of the high street, mainline station and close to several sought after schools.





welcome to Coombe Gardens, Berkhamsted

- Cul-de-sac Location
- Three Bedrooms
- Garage
- Driveway
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers over

£550,000

Agent's Note:

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

An exciting opportunity to purchase this three bedroom semi-detached property situated on a quiet cul-de-sac location

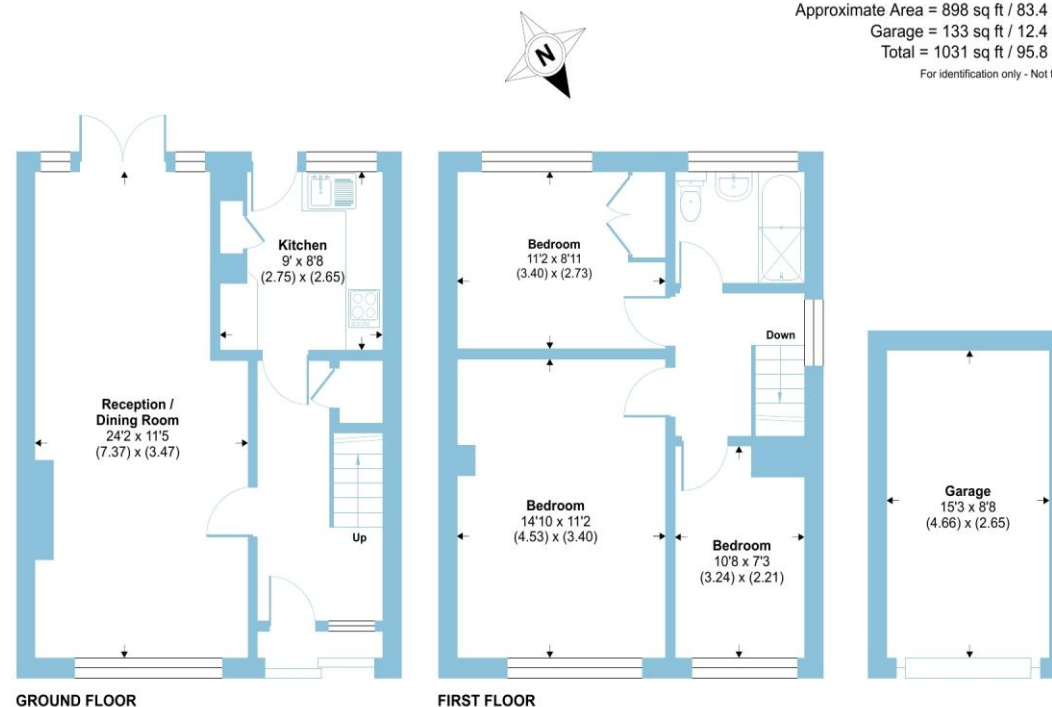
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Approximate Area = 898 sq ft / 83.4 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 1031 sq ft / 95.8 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). © nichecom 2025. Produced for Brown & Merry. REF: 1382778

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Property Reference:
BKH103128- 0002

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