



Pages Croft, Berkhamsted HP4 1BX



Upon entering, you are welcomed by a bright entrance hall which leads to a convenient cloakroom/WC. The ground floor flows effortlessly, featuring a spacious open-plan lounge and dining room ideal for both relaxed living and entertaining. The dining area benefits from patio doors that open directly onto the delightful rear garden, allowing seamless indoor-outdoor living. The well-proportioned kitchen offers ample storage and worktop space, with a second door giving further access to the garden. A handy understairs storage cupboard completes the ground floor. Upstairs, a lovely large landing creates an airy feel and provides access to four generous double bedrooms, each offering either fitted wardrobes or plenty of space for furniture. The accommodation is completed by a well-appointed family bathroom. Externally, the property boasts a beautifully landscaped rear garden-perfect for children, pets, entertaining or simply relaxing. The garden also benefits from side access leading to the front of the property, where you will find driveway parking and a garage, providing excellent storage or further potential. Situated on the sought after west side of Berkhamsted, this property is ideally placed for families, offering convenient access to the highly regarded Bridgewater School. It is also perfectly located for commuters, with Berkhamsted train station just a short distance away, providing fast and reliable links into London and beyond.





welcome to

Pages Croft, Berkhamsted

- Four Bedroom Detached Home
- Cloakroom/W/C
- Open Plan Living/Dining Room
- Fitted Kitchen
- Four Double Bedrooms

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

Guide price

£750,000

Tucked away in a peaceful cul-de-sac, this spacious and light-filled four double bedroom detached home offers the perfect blend of comfort, practicality and family living. Set in a sought-after residential location, the property enjoys generous accommodation throughout.



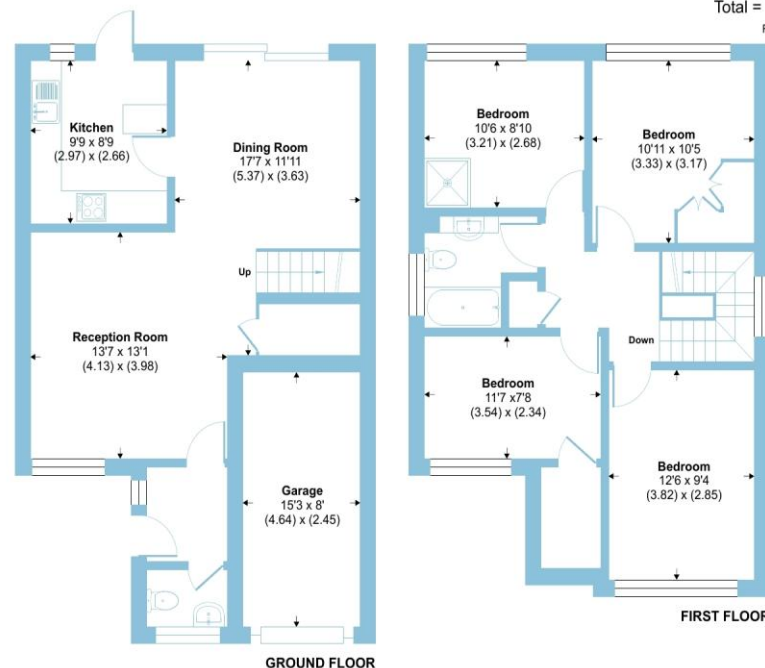
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Approximate Area = 1102 sq ft / 102.4 sq m

Garage = 115 sq ft / 10.7 sq m

Total = 1217 sq ft / 113.1 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). © richcom 2025. Produced for Brown & Merry REF: 1382823

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Property Reference:
BKH102861- 0003

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