



Heathbank House Doctors Commons Road, BERKHAMSTED HP4 3DW



The inviting entrance hall sets the tone of how impressive this beautiful period property is. The downstairs accommodation comprises of two reception rooms, Kitchen/ breakfast room and WC with stairs rising to the first floor. Of particular note is the bright and airy living room with high ceiling, large windows to the front and French doors opening onto the rear garden. The dining room is equally impressive with a large bay window, high ceiling, and picture rail. The kitchen/ breakfast room is the hub of the house with ample storage and large breakfast area for the whole family to enjoy.

On the first floor there are three generous double bedrooms, newly re-fitted bathroom & separate WC. The stunning principal bedroom is bright and spacious and benefits from fitted wardrobes.

Further stairs rise to the second floor where you will discover two further bedrooms, bathroom, and a walk-in attic room.

Outside

The rear garden is another fine feature of this charming family residence. Directly adjacent to the property is a generous patio area with steps leading to a generous lawn area with mature and well stocked herbaceous borders. There are further steps at the top of the garden leading to a screened area providing a perfect spot for having vegetable garden. A sweeping paved pathway surrounded by mature plants and hedging leads to the gorgeous arched entrance porch. The garage sits to the front of the house and is wider than the usual garage and provides secure parking as well as ample storage for bicycles and other items.

Location

The train station is only a short walk away and provides a frequent service to London Euston in approx. 30 mins. This property is conveniently positioned within a short walk from the centre of Berkhamsted, where a variety of cafés, restaurants, bars and boutiques can be found, as well as familiar high street names such as Waitrose, Marks & Spencer and Starbucks. Excellent schools are also within walking distance, including Berkhamsted School. Sporting facilities including tennis, cricket, football, and bowls clubs are all nearby and the gateway to the Chilterns AONB countryside is just a stroll away with delightful walks on Berkhamsted Common.





welcome to Heathbank House Doctors Commons Road, BERKHAMSTED

- PERIOD PROPERTY
- FIVE BEDROOMS
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GARAGE

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

offers over
£1,500,000

A wonderful opportunity to acquire this charming Edwardian family home, situated on one of Berkhamsted most coveted locations of Doctors Commons Road.



Doctors Commons Road, Berkhamsted, HP4

Approximate Area = 2114 sq ft / 196.3 sq m
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Garage = 202 sq ft / 18.8 sq m
Total = 2380 sq ft / 221 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1383208



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Property Reference:
BKH102806- 0003

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