



**Studham Lane, Dagnall Berkhamsted HP4 1RH**



The property is entered via a welcoming entrance hall which leads to a downstairs cloakroom and generous lounge/ dining room. A separate study provides an excellent space for home working or a quiet snug. The kitchen is well laid out with direct access to the rear garden. Upstairs three spacious bedrooms, including a generous principal bedroom which leads into another room and would make an ideal office or dressing room. There are two bathrooms on the first floor offering convenience for family living. Externally the property has a well enclosed rear garden and useful storage shed along with a garage and driveway parking to the front of the property.

Dagnall is a charming village surrounded by countryside, The local Red Lion Village pub is close by which still retains the feel of an old Inn with a roaring log burner, cosy feel, perfect to enjoy a Sunday roast. The property is within close proximity to Berkhamsted offering excellent transport links, a mainline train station into London, highly regarded schools and a wide range of shops, cafes and amenities. This home combines village living and easy access to town conveniences.





welcome to

## Studham Lane, Dagnall Berkhamsted

- Detached three bedroom family home
- Downstairs cloakroom/ wc
- Spacious lounge/ dining room
- Separate snug/office
- Two bathrooms

Tenure: Freehold EPC Rating: D

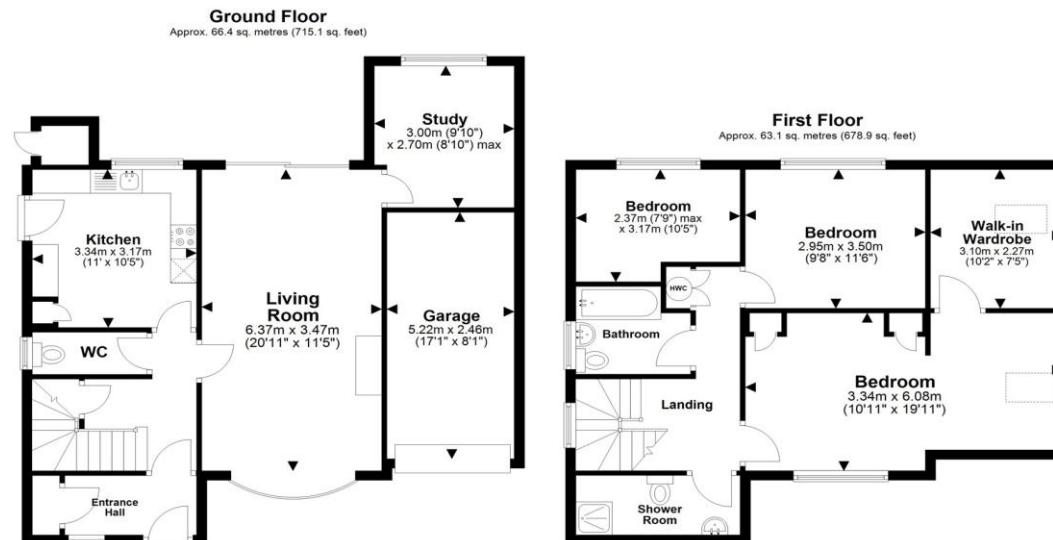
Council Tax Band: E

# £450,000

### 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.

Situated in the sought after village of Dagnall, this three bedroom detached house offers spacious and versatile accommodation with potential to modernise throughout.



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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Property Reference:  
BKH103094- 0003

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