



4 Bedrooms



1 Bath/Shower Rooms



1 Reception Rooms



Residents Parking



South-West Facing Garden



EPC Band D

Council Tax  
Band: E  
Payable: £2,848.24  
(Apr 2025 to Mar 2026)  
Local Authority  
Dacorum Council



Hamilton Road, Berkhamsted, HP4 3EF

Guide Price £675,000 Freehold



## Hamilton Road, Berkhamsted

This well presented four bedroom, end of terrace house is located centrally located and is within walking distance from the mainline station. The house has a utility room, cloakroom, has no upper chain and a south-west facing rear garden.

- 🏠 4 Bedrooms
- 🏠 1 Bath/Shower Room
- 🏠 1 Reception Room
- 🏠 Residents Parking
- 🏠 South-West Garden
- 🏠 Walking Distance Berkhamsted Town Centre

### Description

Quietly positioned on a private cul-de-sac close to Charles Street in the heart of Berkhamsted.

The house has a large living/dining room which leads on to the kitchen. There is also a utility room/cloakroom with w/c and a door to the rear garden.

There are three bedrooms and a bathroom to the first floor and a fourth bedroom on the second floor.

The rear garden is south-west facing and has a useful storage room/garden studio to the rear.

To the front of the property there is space that residents use for parking.

### Location

The town centre is within walking distance of the property, together with a wide range of educational facilities for children of all age groups. The mainline station, with its fast and frequent service to London (Euston approximately 35 minutes), is within walking distance, and easy access can be gained to the A41 bypass, providing a fast link to the M25 motorway at Kings Langley (Junction 20) and from there the national motorway network and international airports.





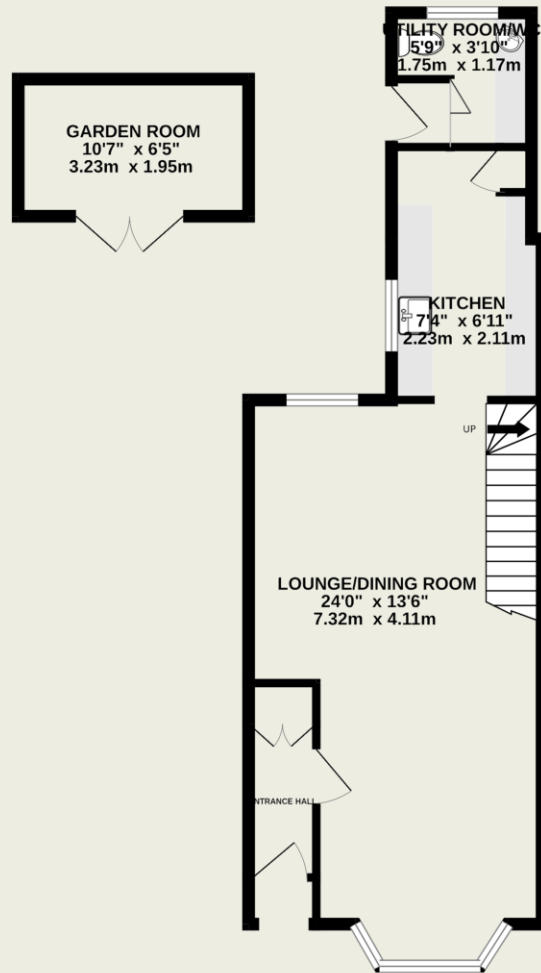


#### Important Information

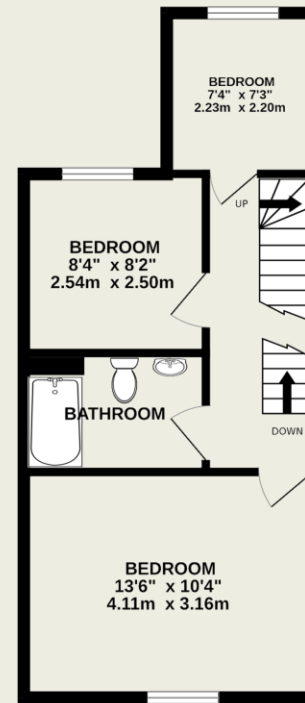
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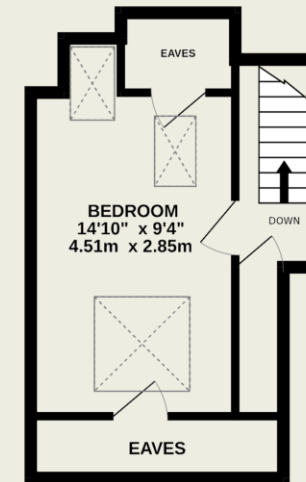
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

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