



5 Bedrooms



1 Bathroom + WC



2 Reception Rooms



Car Port



Private Garden



EPC Band D

Council Tax

Band G

- £3,883.96 25/26

Local Authority

Dacorum



**Boxwell Road, Berkhamsted, HP4 3ET**  
**Guide Price £1,450,000.00 Freehold**



## Boxwell Road, Berkhamsted, HP4 3ET

A very attractive five bedroom Victorian house with parking which is located on a central Berkhamsted road just off the High Street. The house is in excess of 2200sqft, is in good general order, has period features, very exciting scope for enlarging if required and is being sold with no upper chain.

- Victorian house
- Central Berkhamsted
- Five bedrooms
- High ceilings
- Kitchen/diner
- Off street parking
- No upper chain

### Description

This Victorian house is located on a popular, central Berkhamsted road. The house occupies a wider than average plot due to the parking space and side-return which offers exciting scope for enhancement in the future. The house is also larger on the first floor due to the extra space afforded. High ceilings, and period features give the house real character and the spacious west facing rear garden means sun later into the evening. This 'halls-adjoining' semi has a grand hallway with a door under the stairs which leads to the basement. There is a living room with a bay window and a family room with a rear aspect window. For family conveniences there is a downstairs cloakroom with w/c and a utility room. Then the impressive and well-lit kitchen provides excellent facilities for creating culinary delights and includes an AGA cooker. The kitchen is open to the dining room creating a fantastic entertaining space and has French doors leading out to the garden.

The first floor provides spacious rooms and further scope for enhancement. The principle bedroom is a considerable size with a bank of wardrobes and a bay window. Bedroom five and a spare room offer the chance to create a fabulous suite with an ensuite and dressing room. Currently there are four further bedrooms with bedroom two offering access to a spare room with a rear aspect window. A family bathroom and a third, separate w/c complete the first floor.

The west facing garden has a lawn with shrubs and flowers to the borders and the rear section of the garden has a paved patio and a greenhouse.

### Location

Situated on the sought-after Boxwell Road, this property enjoys a prestigious address within Berkhamsted. Surrounded by grand period homes and excellent schooling there is a strong local community which enhances the sense of belonging. With the High Street just steps away and the train station conveniently close, everyday amenities are within easy reach. Nearby shops including M&S Foodhall, Waitrose, and a variety of independent boutiques, coffee shops, and eateries offer a diverse selection, enriching the lifestyle of those fortunate enough to call this address home.



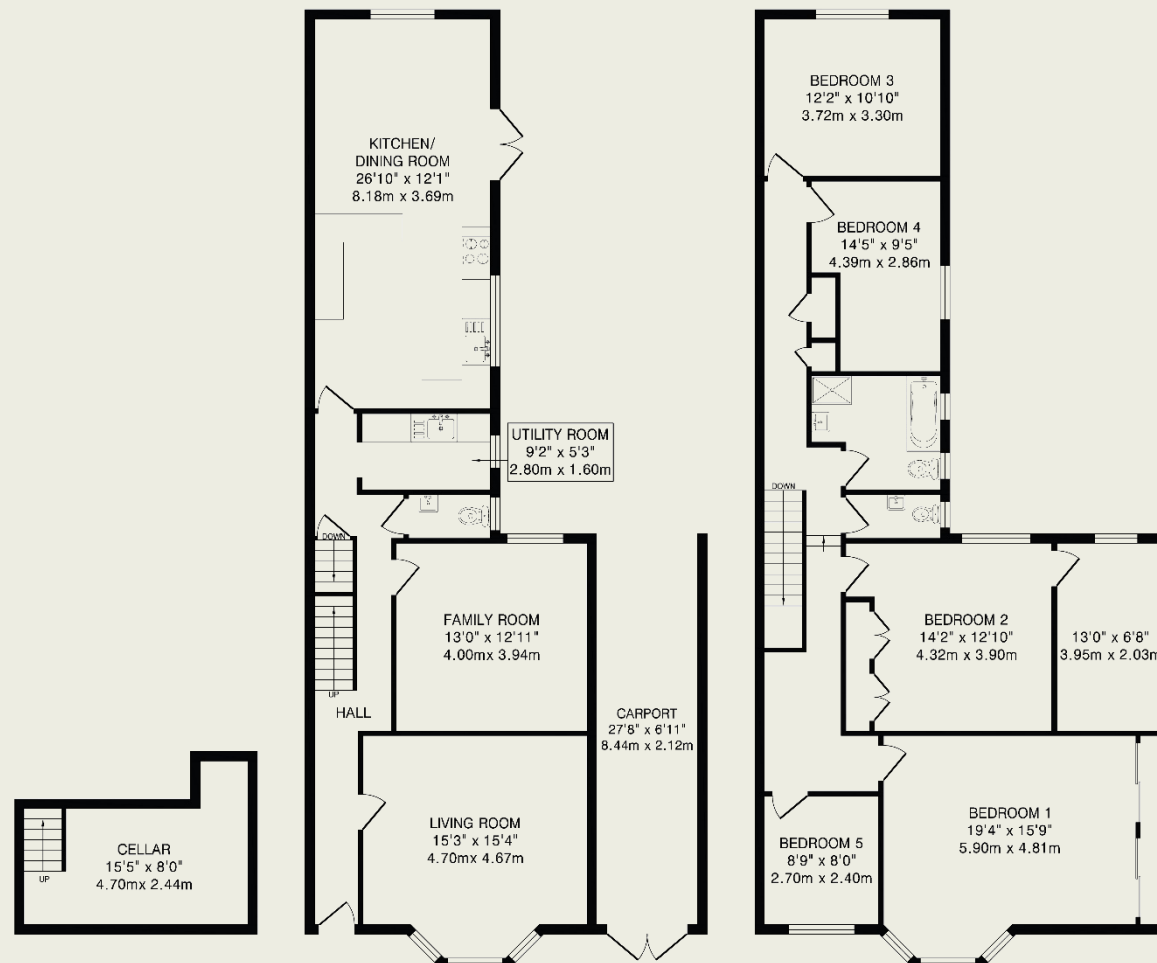




#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.





CELLAR  
134 sq.ft.(12.4 sq.m)approx.

Ground Floor  
944 sq.ft.(87.7 sq.m)approx.

First Floor  
1175 sq.ft.(109.2 sq.m)approx.

TOTAL FLOOR AREA: 2253 sq.ft.(209.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.