



Lanrick Copse
Gravel Path | Berkhamsted | Hertfordshire



The Property

Situated in a quiet corner of Berkhamsted, this four bedroom detached home offers an exciting opportunity for those looking for a renovation project.

Ground Floor

- Large entrance hall
- Sitting room
- Dining room
- Kitchen/ breakfast room
- Study
- Utility room
- Cloakroom

First Floor

- Principal bedroom with en-suite
- Three double bedrooms
- Shower room

Outside

- Driveway parking for numerous vehicles
- Westerly facing rear garden
- Mature private plot
- Detached double garage



A fantastic opportunity to purchase an excellent four bedroom, three reception room home situated in a quiet tucked away location in the desirable market town of Berkhamsted. From the entrance hall one can access the three reception rooms. The sitting room is generously proportioned, has an open fire and being dual aspect, has an abundance of natural light with French doors leading out to the rear garden. The dining room is also well proportioned and has French doors to the rear garden. Being adjacent to the kitchen, these two rooms could easily be combined to make a large open plan kitchen dining room. The study is perfectly tucked away providing a quiet space to work and enjoys views onto the front aspect. Completing the ground floor accommodation there is utility room and cloakroom. On the first floor, the principal bedroom is en-suite. There are three further double bedrooms and family bathroom. Outside the rear garden is mature and private with an area of lawn and an array of shrubs, trees and hedges to the borders. To the front the property there is a gated driveway for numerous vehicles and access to the double garage.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.



There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

