

3 Dorriens Croft, Berkhamsted,  
Hertfordshire, HP4 1JY

David  
**Doyle**  
Sales and Lettings

Offers Over £600,000 Freehold



Welcome to this charming 3 bedroom semi-detached house located in the desirable cul-de-sac of Dorriens Croft, Berkhamsted. This delightful home offers stunning far-reaching views to the rear, providing a peaceful and picturesque setting.

#### Living Room:

A generous and inviting living room perfect for relaxing and entertaining.

#### Open Plan Kitchen/Dining Room:

The heart of the home, this spacious area is ideal for family meals and gatherings. It seamlessly connects the kitchen and dining spaces, creating an open and airy atmosphere.

#### Downstairs Guest Cloakroom:

Conveniently located on the ground floor, this guest cloakroom adds practicality to the home.

#### Welcoming Entrance Hall:

The entrance hall offers a warm welcome and includes stairs leading to the first floor.

#### Bedrooms:

The first floor features three good-sized bedrooms, each providing comfortable living space.

#### Family Bathroom:

A well-appointed family bathroom completes the first-floor amenities.

#### Rear Garden:

Designed with low maintenance in mind, the rear garden features patio seating areas, perfect for enjoying the stunning views and outdoor dining.

#### Front Garden and Driveway:

The front garden enhances the curb appeal, and the driveway provides off-street parking.

#### Garage:

Equipped with power and lighting, the garage includes a personal door leading to the rear garden, offering additional convenience and storage options.

Nestled in the heart of Hertfordshire, Berkhamsted is a historic market town renowned for its rich heritage and vibrant community. The town is characterised by its charming streets, historic buildings, and a variety of shops, cafes, and restaurants.

Berkhamsted offers excellent local amenities, including highly sought after schooling, leisure facilities, and a thriving arts and cultural scene. The town's weekly market provides a range of local produce and artisan goods.

Berkhamsted is steeped in history, famously known for its Norman castle, which dates back to the 11th century. The town has preserved its historical charm while evolving into a modern and lively community.

Berkhamsted benefits from excellent transport links. The town is served by the Berkhamsted railway station, providing regular services to London Euston and other destinations. For road travel, the A41 offers easy access to the M25, connecting you to London and other major road networks.

Located in this sought after cul de sac is this 3 bedroom semi detached family home

Spacious accomdation with far reaching views to the rear

Conveniently located for sought after schooling, local amenities and Berkhamsted station

Generous living room

Open plan kitchen dining room

Ground floor cloak room

First floor family bathroom

Front and rear gardens

Garage and driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

### 3 Dorriens Croft, Berkhamsted, Hertfordshire, HP4 1JY

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1985
Council Tax Band	D
This year council tax charge	2200
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	ADSL
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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