



HUNTERS[®]
HERE TO GET *you* THERE

17 Meadow Road, Berkhamsted, HP4 1EA

ESTAS
ESTATE AGENT
AWARDS 2023
★★★★★
GOLD WINNER
BEST LARGE GROUP
HUNTERS

17 Meadow Road, Berkhamsted, HP4 1EA

Guide Price £840,000

- FOUR BEDROOM SEMI-DETACHED EXTENDED FAMILY HOME
- KITCHEN/DINING ROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- GROUND FLOOR BEDROOM and SHOWER ROOM
- WELL PRESENTED THROUGHOUT
- HOME OFFICE
- SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this well presented four bedroom extended semi-detached family home, located within the historic market town of Berkhamsted.

Built in the 1930s, this wonderful family home offers; a lounge benefitting from a cast iron log burner, well appointed kitchen and dining room with bi-folding doors opening to the rear garden, ground floor bedroom and shower room, plus a utility room.

The first floor offers three bedrooms, two of them are doubles and a family shower room.

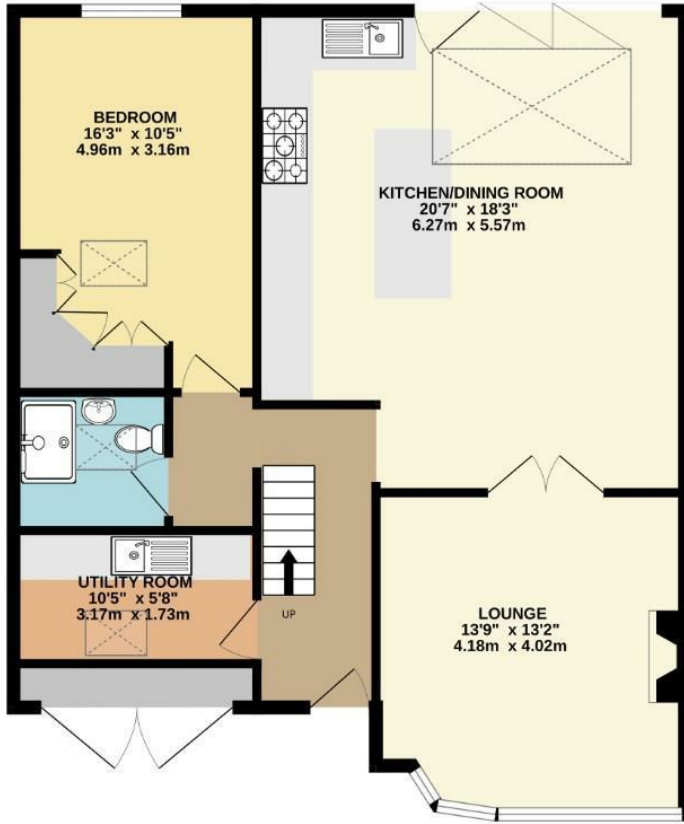
Externally, the driveway parking offer off road parking for multiple vehicles. The landscaped rear garden is mainly laid to lawn with a patio seating and has access to the home office.

The historic market town of Berkhamsted provides a wide range of shopping destinations including both independent boutiques and major stores such as Waitrose, Boots and Tesco, and the town itself is surrounded by beautiful rolling countryside including the National Trust's Ashridge Estate.

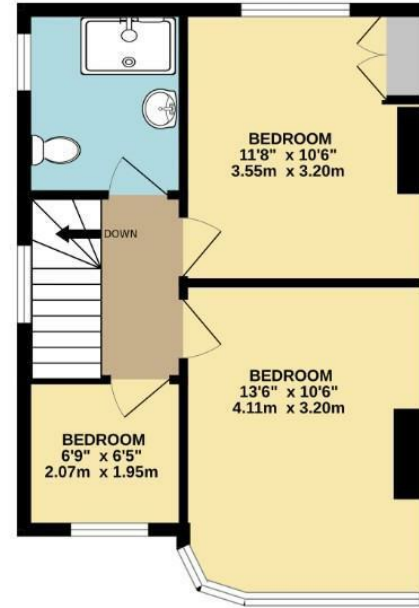
For commuters, the mainline railway station provides fast and frequent services to London Euston whilst the A41 bypass gives easy access to the M25 and M1.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

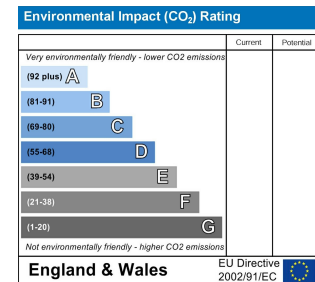
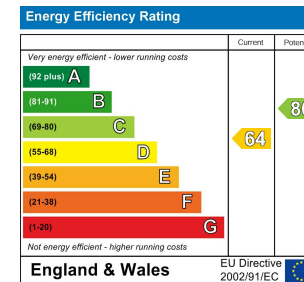


1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Entry via a part glazed door. Wooden flooring and radiator. Stairs rising to the first floor landing. Storage cupboards.

Lounge

Double glazed window to front aspect with fitted shutter. Wooden flooring and radiator and a cast iron log burner.

Kitchen/Dining Room

Double glazed window to rear aspect. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over and with a matching island. Integrated fridge and dishwasher. Five ring gas hob with an extractor over. Double electric ovens. Single bowl stainless steel sink and drainer. Wooden flooring and radiator. Bi-folding doors opening to the rear garden.

Utility Room

Floor mounted units with a worktop over. Single bowl stainless steel sink and drainer. Plumbing for a washing machine. Space for a tumble dryer and fridge/freezer. Tiled flooring and radiator. Skylight.

Main Bedroom

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobes. Skylight.

En-suite Shower Room

Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring with under floor heating. Skylight.

Landing

Double glazed window to side aspect. Fitted carpet and loft access.

Bedroom Two

Double glazed window to front aspect with fitted shutters. Fitted carpet and radiator.

Bedroom Three

Double glazed window to rear aspect with fitted shutters. Fitted carpet and radiator.

Bedroom Four

Double glazed window to front aspect with fitted shutters. Fitted carpet and radiator.

Shower Room

Double glazed window to side aspect. Three piece shower suite comprising; walk-in shower, W/C and wash handbasin. Tiled flooring and radiator.

Front

Driveway parking for multiple vehicles. Mature trees and shrubs.


Rear

Enclosed landscaped rear garden. Mainly laid to lawn with a patio seating area. Home office. Mature flower beds and trees.

Home Office

Wooden construction. Double glazed patio doors leading from the garden. Power and lights.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









