



**Kings Road, Berkhamsted HP4 3BJ**



On the ground floor, a welcoming, spacious hallway leads to a stylish kitchen and separate dining room with feature fireplace and bay windows. To the rear of the property, you will find a large family lounge which is complemented by a log burner and doors opening onto a southerly facing rear garden. Further ground floor accommodation includes a useful utility room and a family shower room. On the first floor you arrive onto a spacious and light filled landing where you will find three well-proportioned bedrooms. The principal bedroom has been extended to offer a fantastic space with large windows looking onto the rear garden and fitted wardrobes for storage. The bedrooms are served by the family modern bathroom. Outside the rear garden is thoughtfully landscaped with both a large patio and raised lawn creating the perfect space for relaxing and entertaining family and friends. This beautiful home also benefits from driveway parking and a garage. Kings Road is superbly located within a walking distance of Berkhamsted High Street, with its range of boutique shops, cafes, restaurants and amenities, as well as the mainline train station offering direct services into London Euston. The area offers excellent schooling, including Berkhamsted School, founded in 1541, Tring Park School for the Performing Arts and Ashlyns School.





## welcome to Kings Road, Berkhamsted

- Beautiful Character Home
- Three Bedroom Detached Property
- Two Reception Rooms
- Utility Room
- Ground Floor Bathroom

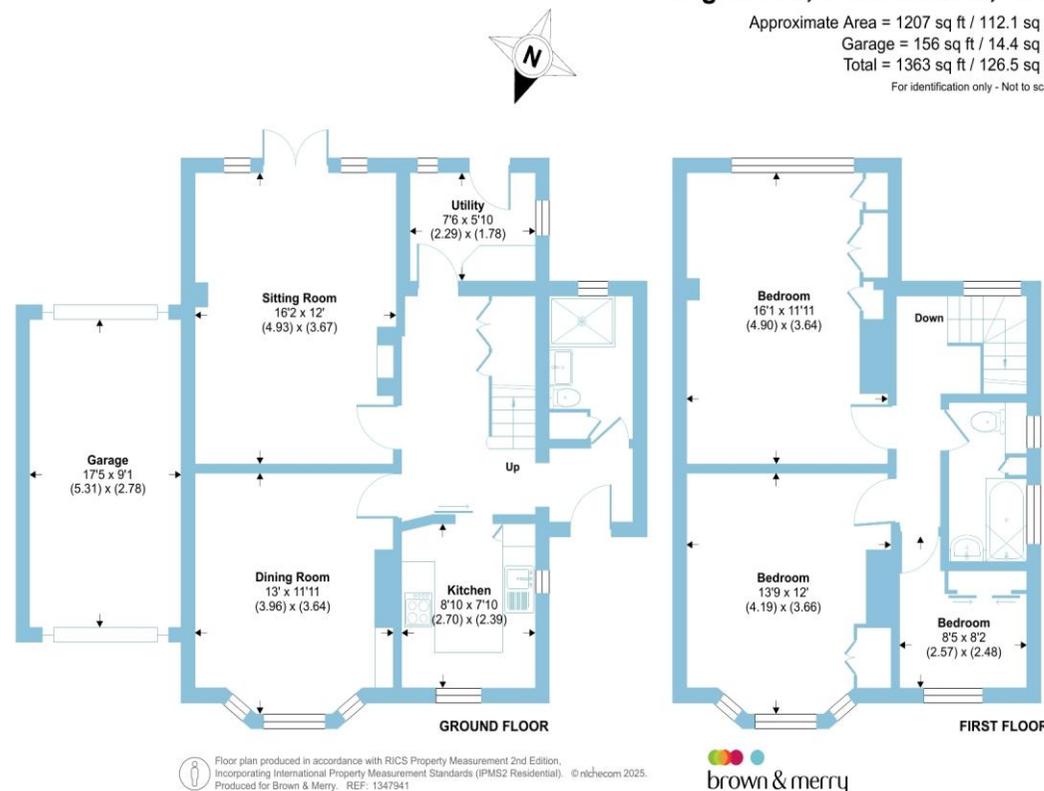
Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers in excess of  
**£850,000**

A beautifully presented late 1920`s three-bedroom detached period home situated on the desirable Kings Road in the heart of Berkhamsted. This charming family home combines character features with modern finishes, offering versatile accommodation ideal for family living.

### Kings Road, Berkhamsted, HP4

Approximate Area = 1207 sq ft / 112.1 sq m  
Garage = 156 sq ft / 14.4 sq m  
Total = 1363 sq ft / 126.5 sq m  
For identification only - Not to scale



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Property Reference:  
BKH103134- 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01442 870444**



[berkhamsted@browndandmerry.co.uk](mailto:berkhamsted@browndandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



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