



**Sheldon Way, Berkhamsted HP4 1FG**





This three bedroom property has been beautifully designed to capture natural light, making it bright and airy throughout. The spacious entrance hall leads to the lounge and the kitchen with stairs rising to the first floor.

The lounge which is in a high decorative standard is also bright and spacious with windows to the side and French doors opening the conservatory/ dining room. The kitchen has been fitted with a variety of modern wall mounted and floor standing units and boasts a range of integrated appliances.

To the first floor there are two double bedrooms, a generous single bedroom and a family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room.

The pretty southerly facing rear garden is partly laid to lawn with a mature herbaceous border. The spacious patio area provides a perfect spot for entertaining friends or simply relaxing. The carport provides parking and is accessible via electric doors.

This property is located in a peaceful position, within short walking distance of the towns mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins. On your door step you will find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and the Art Deco Rex cinema.







## welcome to Sheldon Way, Berkhamsted

- THREE BEDROOMS
- FAMILY BATHROOM & EN-SUITE
- CAR PORT
- REAR GARDEN
- CLOSE TO BERKHAMSTED HIGH STREET

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£630,000**

A very well presented three bedroom property within walking distance of the High Street and local amenities.

### Sheldon Way, Berkhamsted, HP4

Approximate Area = 989 sq ft / 91.8 sq m (excludes carport)

For identification only - Not to scale



**check out more properties at** [brownandmerry.co.uk](https://www.brownandmerry.co.uk)  
**see all our properties on** [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:  
BKH103089- 0005

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@brownandmerry.co.uk](mailto:berkhamsted@brownandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**