



**Mcdougall Road, Berkhamsted HP4 2WQ**



This well presented, three bedroom family home offers a wonderful and spacious living accommodation throughout. The generous entrance hall has plenty of storage space for coats and opens onto the reception room. The open plan living/dining room is incredibly spacious and lends itself perfectly to entertaining and family living. The living area has a delightful bay window which allows the light to flood through to the dining area with patio doors opening onto the rear garden. The kitchen has a large picture window which looks out onto the garden and features a range of base and wall units as well as an integrated gas hob, electric oven with space for washing machine and fridge/freezer.

The upstairs comprises of three good sized bedrooms and a family bathroom. All three bedrooms have built in storage, whilst bedroom two has the benefit of an en suite shower room. The family bathroom is tastefully decorated and is made up of a three piece suite.

The rear garden has been designed for enjoyment and relaxation with a generous paved terrace patio and a raised gravel area with mature hedging. The garden is south easterly facing and gets the sun in various spots throughout the day. The garage is situated to the side of the garden with parking directly outside.





## welcome to Mcdougall Road, Berkhamsted

- NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- GARAGE
- QUIET LOCATION
- THREE BEDROOMS

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

# £650,000

A fantastic three bedroom family home situated in the heart of Berkhamsted, within a short and level walk to all amenities.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Merry. REF: 1016216



## McDougall Road, Berkhamsted, HP4

Approximate Area = 1052 sq ft / 97.7 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale

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Property Reference:  
BKH103183- 0002

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