

Dell Road, Northchurch,  
HP4 3SP

 4 Bedrooms

 3 Bath/Shower Rooms

 2 Reception Rooms

 Driveway

 Private Rear Garden

 EPC Band A



£50,000 Stamp Duty  
Incentive Applies to Full  
Asking Price Offer

Guide Price  
£1,350,000 Freehold

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## Location

Berkhamsted is a highly desirable town for commuters and families, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston.

There is a superb range of shops, restaurants and leisure facilities in the area.

## Description

This exclusive new development by Resolution Homes offers a unique opportunity to own one of just two individually designed detached residences in Dell Road, tucked away at the end of a peaceful no-through road on the edge of the desirable market town of Berkhamsted.

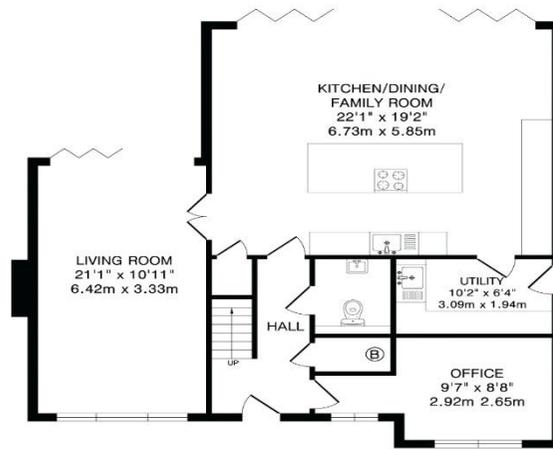
\* £50,000 STAMP DUTY INCENTIVE APPLIES TO ASKING PRICE OFFER \*

Each home blends timeless elegance with cutting-edge specification, delivering the perfect balance of style, space, and comfort.

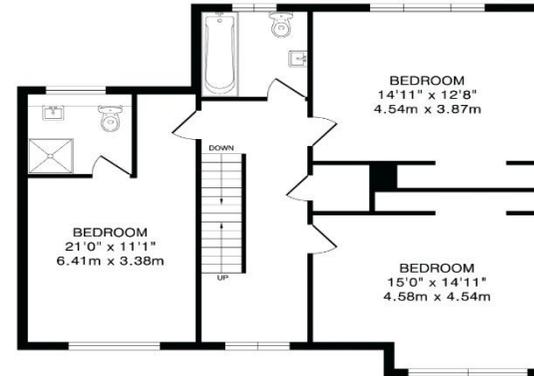
Additional touches include bike and bin stores, and every home comes with a private driveway.

### Specification Highlights:

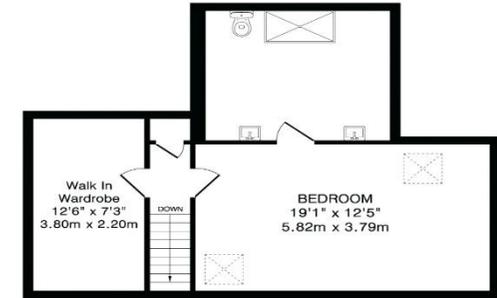
- Underfloor heating throughout the ground floor
- MVHR system for optimum air quality
- PV solar panels
- Hacker Designer Kitchen
- Stone Worktops
- Bosch Appliances
- Luxury vinyl flooring
- Private driveway parking
- 10-year build warranty



Ground Floor  
980 sq.ft.(90.9 sq.m)approx.



First Floor  
879 sq.ft.(81.6 sq.m)approx.



Second Floor  
528 sq.ft.(49.0 sq.m)approx.

TOTAL FLOOR AREA: 2387 sq.ft.(221.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Important Information

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