



4 Egerton Road  
BERKHAMSTED



## Offers In Excess Of £725,000

entrance hall | sitting room | kitchen | dining room | first floor landing | three bedrooms  
| family bathroom | w.c | front & rear gardens | garage

An attractive three bedroom semi detached home with garage and parking, situated in a popular residential area within easy reach of the mainline station, local schools and beautiful open countryside.





The entrance hall gives access to a lovely, light sitting room featuring an attractive logburner. To the rear of the property there is a well-appointed kitchen and separate dining room with patio doors onto a raised terrace area which benefits from wide-reaching views and access to the garden.

On the first floor there are three good-sized bedrooms and a family bathroom plus an additional separate w.c.

Outside, the front garden is bordered with mature plants, alongside a shared driveway which leads to a single garage. The established rear garden is mainly laid to lawn with mature boundary planting and a paved seating area.

#### Services

Gas fired boiler serving domestic hot water and heating.  
Mains water, electricity and drainage.

Council tax band C (Dacorum).

#### Situation

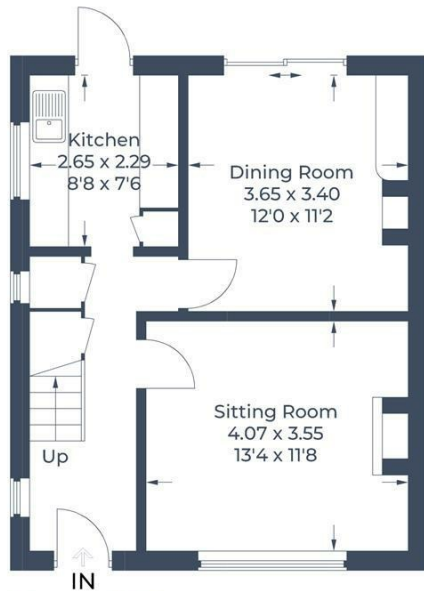
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



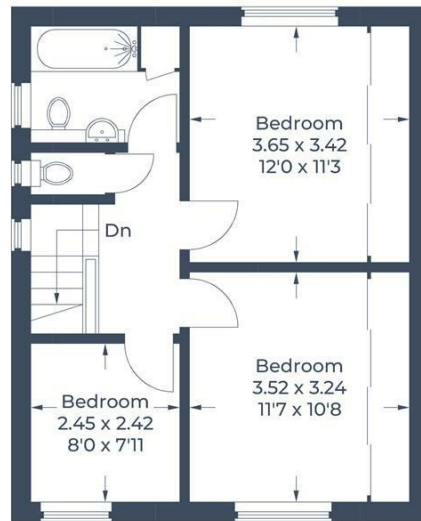
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## BERKHAMSTED

Approximate Gross Internal Area  
Ground Floor = 43.5 sq m / 468 sq ft  
First Floor = 43.0 sq m / 463 sq ft  
Total = 86.5 sq m / 931 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 71                      | 78        |
|                                             |  | EU Directive 2002/91/EC |           |



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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