



Chiltern Park Avenue, Berkhamsted HP4 1EX



Situated in a popular residential location along Chiltern Park Avenue, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to undertake a full renovation project and create a home tailored to their own tastes and requirements. The property offers well-proportioned accommodation, including a reception/dining room, separate kitchen and three spacious bedrooms, together with a family bathroom. Externally, the property benefits from a rear garden, garage to the rear and additional parking. Requiring full renovation throughout, the property offers fantastic scope for improvement, making it an appealing prospect for those looking to add value and unlock its full potential. Positioned within a quiet no-through road, the home is conveniently located for Berkhamsted's excellent selection of local schools, popular High Street amenities and mainline railway station, providing services into London. Offered to the market chain free, this is a fantastic opportunity to acquire a property with considerable potential in a desirable Berkhamsted location. Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





welcome to

Chiltern Park Avenue, Berkhamsted

- Semi-detached home
- Exciting full renovation opportunity
- Three spacious bedrooms
- Reception/dining room and separate kitchen
- Rear garden and garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£450,000

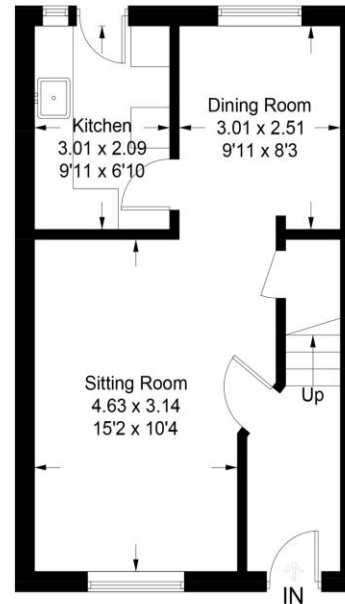
An exciting renovation opportunity in a Sought-After Location. This three-bedroom semi-detached home situated in a quiet no-through road, offers excellent potential for renovation and modernisation. Conveniently located for Berkhamsted High Street, the mainline station and excellent local schooling.

Chiltern Park Avenue

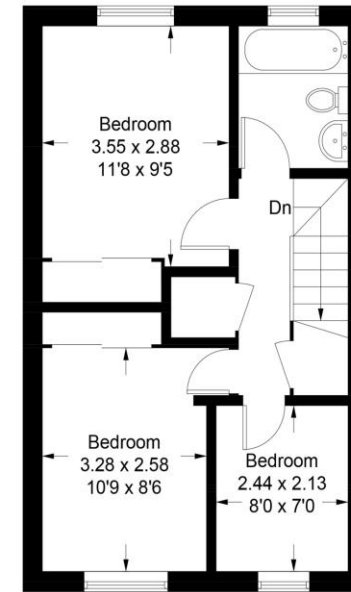
Approximate Gross Internal Area = 76.7 sq m / 825 sq ft

Garage = 11.8 sq m / 127 sq ft

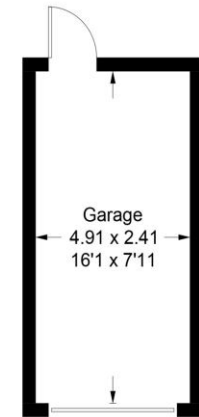
Total = 88.5 sq m / 952 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1342505)

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Property Reference:
BKH103452 - 0002

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.



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