



Highfield Road  
Berkhamsted



# Highfield Road

## Berkhamsted

### Offers In Excess Of £485,000

entrance lobby | kitchen | living/dining room | family bathroom | three bedrooms | front & side gardens | NO CHAIN

A unique three bedroom detached period home with delightful private garden and a quiet setting within the Conservation Area, yet just moments away from Berkhamsted's thriving High Street.

On the ground floor an entrance lobby leads into the well-appointed kitchen, which in turn gives access through to an exceptionally spacious living/dining room with a feature fireplace and door out to the garden. The family bathroom is located on this floor and is accessed from the front lobby area.

Stairs rise from the living/dining room to the first floor, where there are two double bedrooms, plus a third, single bedroom.

Outside, there is a mature, mainly lawned garden wrapping around the front and side of the property, offering glimpses of the town from its elevated position.

Set in an incredibly secluded spot, set back from Highfield Road, this charming property offers scope for improvement (subject to obtaining any necessary consents).

#### Services

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

#### Situation

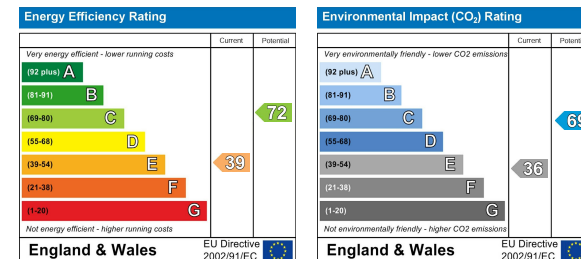
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst the mainline station provides a fast and frequent service to London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

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.



Total area: approx. 73.4 sq. metres (790.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using PlanUp.



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