



4 bedrooms



2 bathrooms



2 receptions



Private Garden



On Street

Freehold

Council Tax Band:  
F £3,366.11 (2025/26)

Local Authority:  
Dacorum Council





## Charming 4-bed Victorian house in central Berkhamsted with two reception rooms and spacious first floor.

### Description

A fine example of a Victorian house located on a road popular for its easy access to the High Street, train station, schools and sports clubs. High ceilings, ornate fireplaces and sash windows are lovely features that will be enjoyed by the new owner. This larger than average property has an internal hallway with doors leading to the ground floor rooms. The living room has a bay-window with a front aspect. There is a second reception room and a fabulous kitchen which opens into a dining area with doors leading out to the garden. The first floor extends over the alley beneath offering generous rooms. There are three double sized bedrooms, one of which has an ensuite shower room, and the fourth is used as a dressing room. There is also a family bathroom and access to the loft. The rear garden has views over Berkhamsted; a relaxing area with a pergola is ideal for evening drinks. There is a gate to the side alley leading to the front.

### Location

Situated on a sought-after road near Berkhamsted High Street amenities and mainline station for easy commuting to London Euston. Excellent schools and a strong community make it ideal for families.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

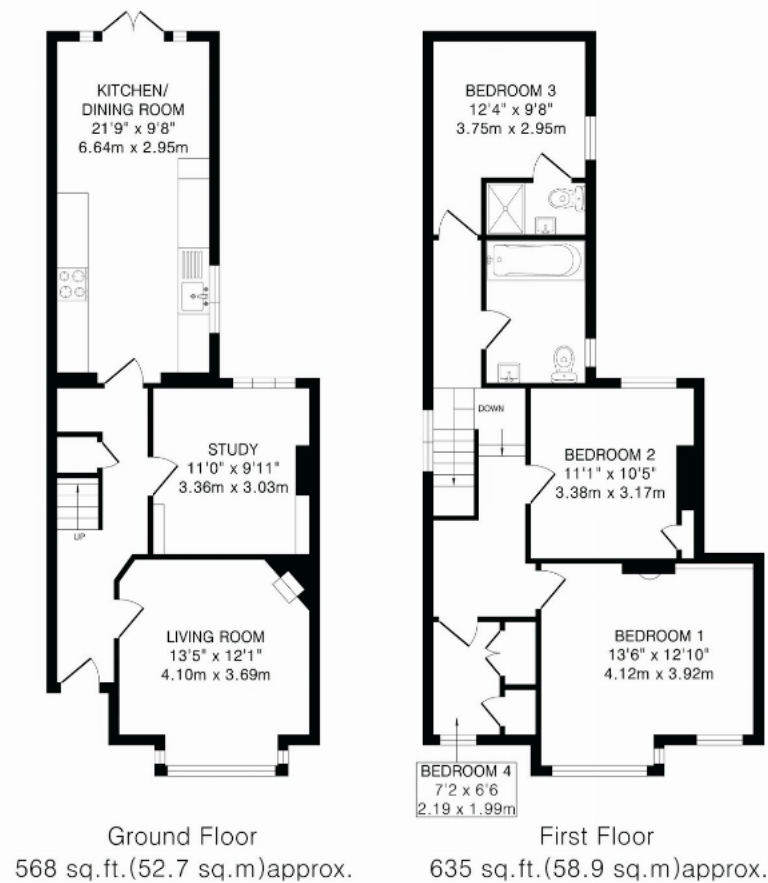












TOTAL FLOOR AREA: 1203 sq.ft.(111.6 sq.m)approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.