

 3 Bedrooms

 2 Bathrooms

 1 Reception

 Private Garden

 Driveway

 EPC Band B

Council Tax Band:
E £2,994.97 (2026/2027)

Local Authority:
Dacorum Borough Council



Three-bedroom detached home situated on a quiet road, enjoying woodland views and benefiting from off-road parking and a garage

Description

Situated on the highly sought-after Elizabeth II Avenue in Berkhamsted, this beautifully presented three-bedroom detached family home enjoys a prime position within the development. Set on a quiet road overlooking woodland, the property offers a peaceful setting with attractive views and wildlife from the front garden. A driveway provides off-road parking for two vehicles and leads to a single garage. The welcoming entrance hall gives access to a cloakroom/WC and a modern fitted kitchen with integrated appliances and woodland views. The spacious living/dining room is filled with natural light and features French doors opening onto the private rear garden. Upstairs, the principal bedroom benefits from fitted storage and an en suite shower room, alongside two further bedrooms and a modern family bathroom. The rear garden includes a spacious patio area and direct garage access, ideal for relaxing or entertaining. With potential to extend (subject to planning permission), this superb home offers modern living and future flexibility in one of Berkhamsted's most desirable locations.

Location

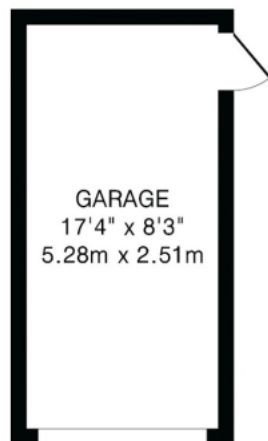
Elizabeth II Avenue is a sought-after Berkhamsted development offering modern living, excellent schools, fast London rail links and easy access to the town centre.

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.





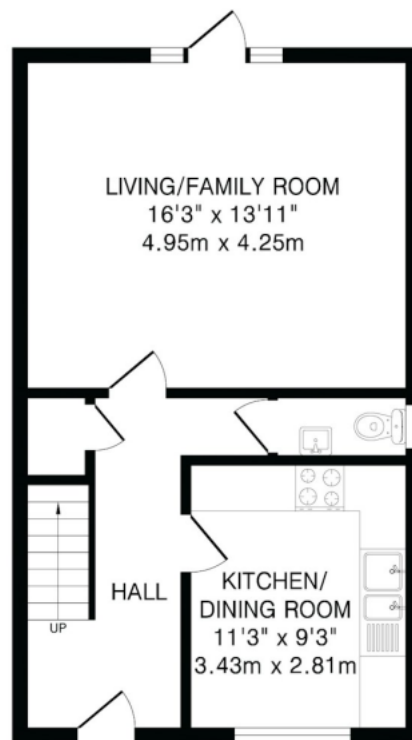




GARAGE
17'4" x 8'3"
5.28m x 2.51m

Garage

142 sq.ft.(13.3 sq.m)approx.



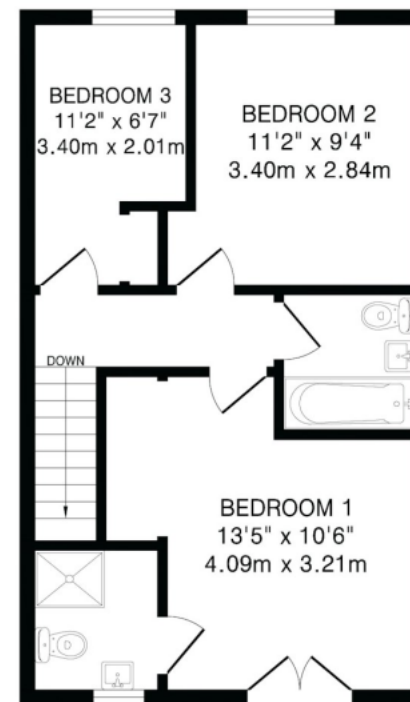
LIVING/FAMILY ROOM
16'3" x 13'11"
4.95m x 4.25m

HALL

KITCHEN/
DINING ROOM
11'3" x 9'3"
3.43m x 2.81m

Ground Floor

462 sq.ft.(42.9 sq.m)approx.



BEDROOM 3
11'2" x 6'7"
3.40m x 2.01m

BEDROOM 2
11'2" x 9'4"
3.40m x 2.84m

DOWN

BEDROOM 1
13'5" x 10'6"
4.09m x 3.21m

First Floor

462 sq.ft.(42.9 sq.m)approx.

TOTAL FLOOR AREA: 1066 sq.ft.(99.1 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.

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.