



3 Bedrooms



1 Bathroom



1 Reception



Private Garden



Driveway



EPC Band D

Freehold

Council Tax Band:

D £3,366.11 (2025/2026)

Local Authority:

Dacorum Borough Council



Superbly presented detached family home on desirable Berkhamsted road, benefits from garage & off-street parking.

#### Description

Situated on the desirable Upper Hall Park, less than a ten-minute walk from the High Street, this three double bedroom detached home is perfect for family life. The spacious and versatile accommodation boasts a generous rear garden over 80 ft in length, ideal for entertaining and outdoor activities. The property spans two floors. The ground floor features a welcoming entrance hallway, leading to a large sitting room that extends the full depth of the house. There is also a modern kitchen/breakfast room, an integral garage, and a cloakroom. Upstairs, a sizeable landing provides access to three well-proportioned double bedrooms and a stylish family bathroom. A separate utility room adds convenience. Outside, the front driveway and garage offer secure off-street parking. The mature rear garden is over 80 ft long, offering a tranquil space for relaxation. With its wide plot and potential for enhancement, this attractive home is ideal for families of all ages, combining space, privacy, and future potential in a highly desirable location.

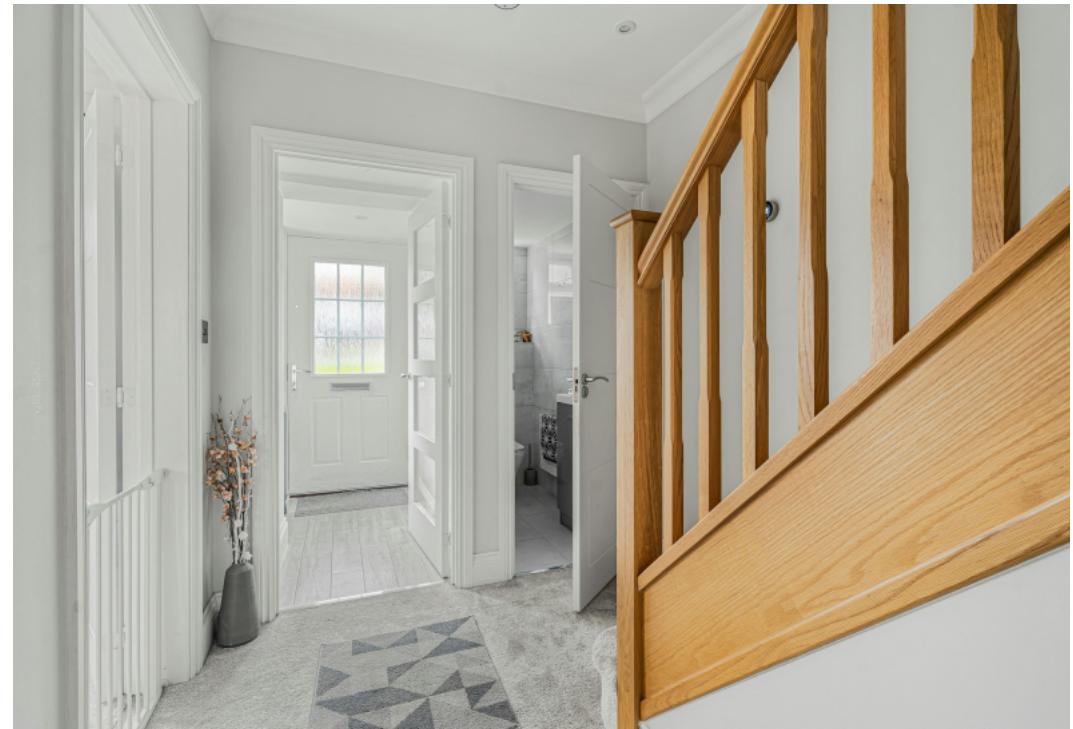
#### Location

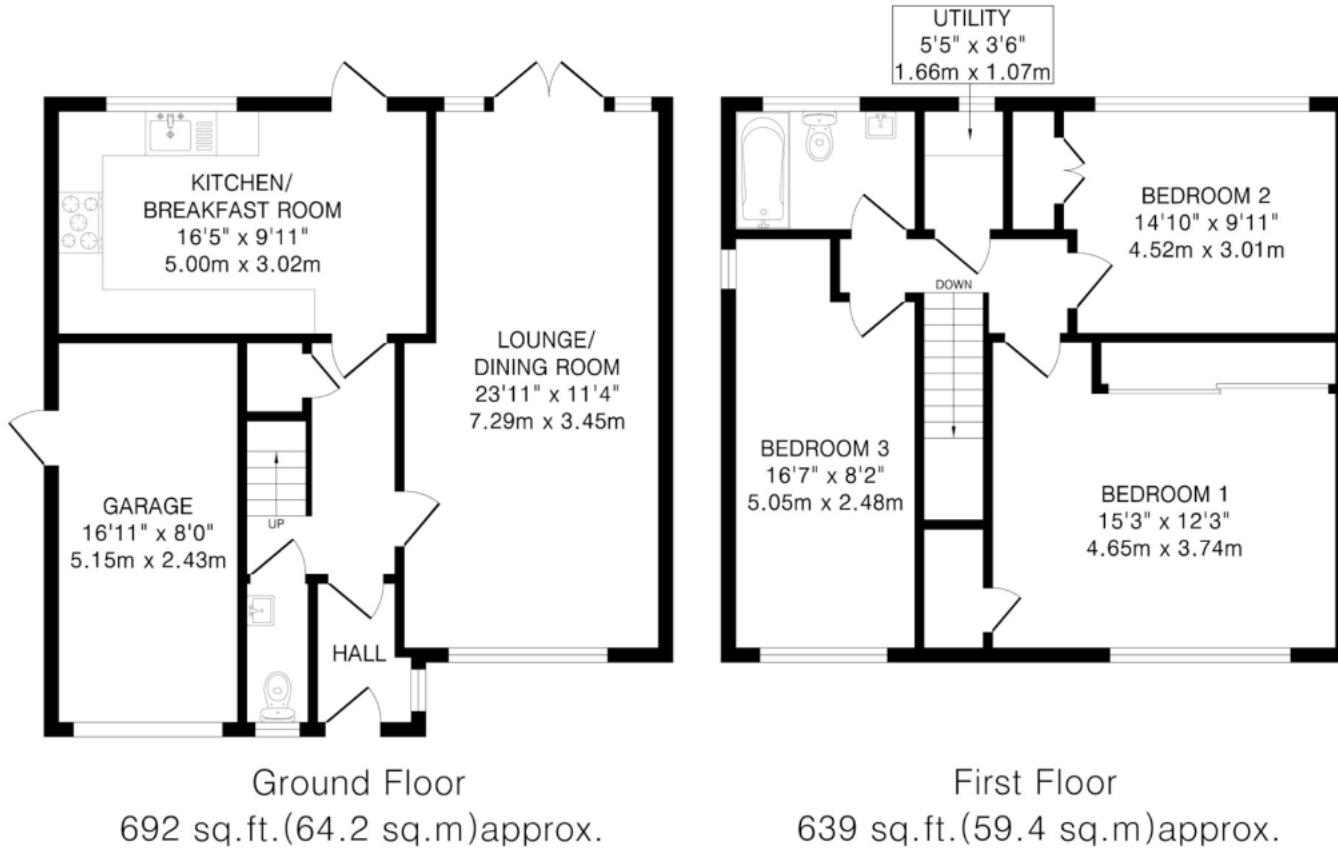
Berkhamsted, a bustling market town just 30 mins from London Euston by train, is ideal for commuters with superb road and rail links. The property is a short stroll to the mainline station and town amenities, including shops, restaurants, and pubs.



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: 1331 sq.ft.(123.6 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.

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