







-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:
E £2,848.24 (2026/2027)

Local Authority:
Dacorum

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Grayling Court, Berkhamsted, HP4 1TF
Guide price of £810,000

Superb secluded 4-bedroom family home with garage, parking, near Bridgewater school.

Description

Located in a discreet cul-de-sac near sought-after schools, this well-presented four-bedroom semi-detached home offers spacious living over two floors. Features include a detached garage, driveway parking, and a beautifully landscaped rear garden. The ground floor comprises a welcoming entrance hall, a bright sitting room, a generous study/fifth bedroom, and an impressive kitchen/dining room with garden access. A separate utility room and cloakroom complete the ground floor. Upstairs, there are four double bedrooms, with the principal bedroom benefiting from an en suite, plus a modern family bathroom. Externally, the thoughtfully designed rear garden is perfect for entertaining, while the detached garage and driveway provide convenience. The front garden enhances kerb appeal. With circa 1,600 sq. ft. including the garage, this home combines generous space, a practical layout, and a desirable setting near amenities, schools, and transport links.

Location

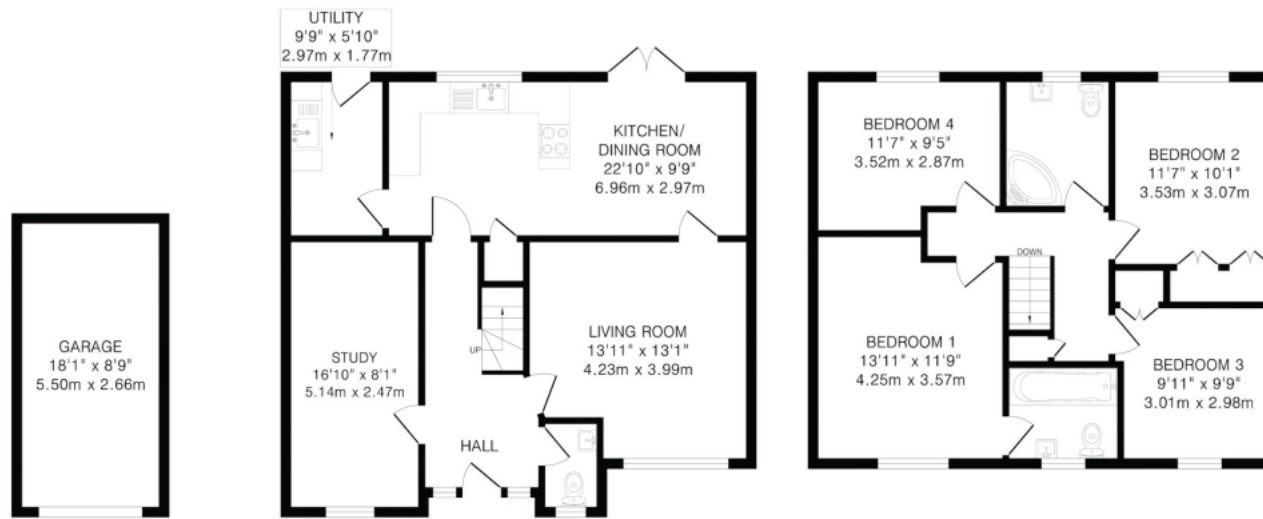
A discreet cul-de-sac within walking distance of the town centre and mainline station to Euston (approx. 35 minutes). Enjoy shops, restaurants, countryside walks into the Ashridge Estate, and excellent schooling options.



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
157 sq.ft.(14.6 sq.m)approx.

Ground Floor
750 sq.ft.(69.6 sq.m)approx.

First Floor
694 sq.ft.(64.4 sq.m)approx.

TOTAL FLOOR AREA: 1601 sq.ft.(148.6 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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