4 Bedrooms

1 Bathroom

1 Reception

South South-West

Garage & Driveway

EPC Band C

Freehold

Service Charge:
£150.00 per annum

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

Local Authority:
Dacorum



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Rosehill, Berkhamsted, HP4 3EW

Guide price of £895,000

Four bedroom link-detached house on prime Berkhamsted road with garage and driveway parking.

Description

Situated in the popular market town of Berkhamsted, this beautifully presented four-bedroom, link-detached home offers well-balanced accommodation, contemporary styling, and the benefit of a garage and private parking space – a desirable feature in this area. The train station is 0.6 miles away and the High Street only 0.4 miles. The property is in excellent condition, beginning with a welcoming entrance hall featuring a convenient downstairs cloakroom and substantial storage. The spacious, dual-aspect living room with bi-folding doors opens onto the rear garden, enhancing indoor and outdoor living. The modern kitchen/dining room offers a range of fitted units, preparation space, and room for a family dining table, with garden access. Upstairs are two generous double bedrooms, two good-sized single bedrooms, and a well-appointed family bathroom. The south-west facing rear garden combines lawn and patio areas, perfect for relaxing. Additional space to the side hosts a summer house and provides access to the parking area. Montague Road is close to excellent schools and Berkhamsted's vibrant High Street, with independent shops, cafés, restaurants, and amenities. The mainline railway station is nearby, offering convenient connections to London.

Location

Rosehill, a private road on Montague Road in the Conservation Area, is close to Highstreet, schools, and station. Berkhamsted, a historic town, offers dining, shopping, and excellent commuter links.

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
153 sq.ft.(14.2 sq.m)approx.

Loft Room
113 sq.ft.(10.4 sq.m)approx.

Ground Floor
565 sq.ft.(52.4 sq.m)approx.

First Floor
565 sq.ft.(52.4 sq.m)approx.

TOTAL FLOOR AREA: 1396 sq.ft.(129.4 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.

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