



## Egerton Road

Berkhamsted, Hertfordshire HP4 1DU





## Spacious four bedroom family home.

This spacious, extended four bedroom family home offers contemporary living accommodation arranged over three floors, and boasts wonderful far reaching views of Berkhamsted.

The property is located in a sought after position, and conveniently located within walking distance of Bridgewater School, the train station and the town and benefits from a rear access to beautiful country walks.

Inside, the lovely sitting room boasts not only a log burning stove, but also a fitted bookcase and a large picture window to allow natural light to flood through the room, as well as making the most of the views.

The open plan kitchen/dining room is a good size, from which to one side opens out into the family room, which features bi-fold doors that open out to the rear patio. To the other side is the utility room. The cloakroom completes the downstairs.

Up on the first floor are three bedrooms, with the two front bedrooms benefitting from views across the town. The family bathroom is modern in style and benefits from a separate shower. There is also a separate toilet.

**Guide price:** £850,000  
**Tenure:** Freehold



On the top floor, the main bedroom features a contemporary style en suite shower room and is most impressive with dual aspect windows.

Outside, the rear garden extends to approximately 80ft in length, including a lawn area and patio areas leading out from the family room and also at the top of the garden. A gate to the rear of the garden is useful access to country walks.

The front garden is laid to lawn, with a long driveway providing ample parking, plus a garage.

This wonderful family home also offers the potential to further extend the living space downstairs, including incorporating the garage.

See lapsed planning permission ;  
Ref; 20/01307/FHA.



## Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



## Every home tells a story

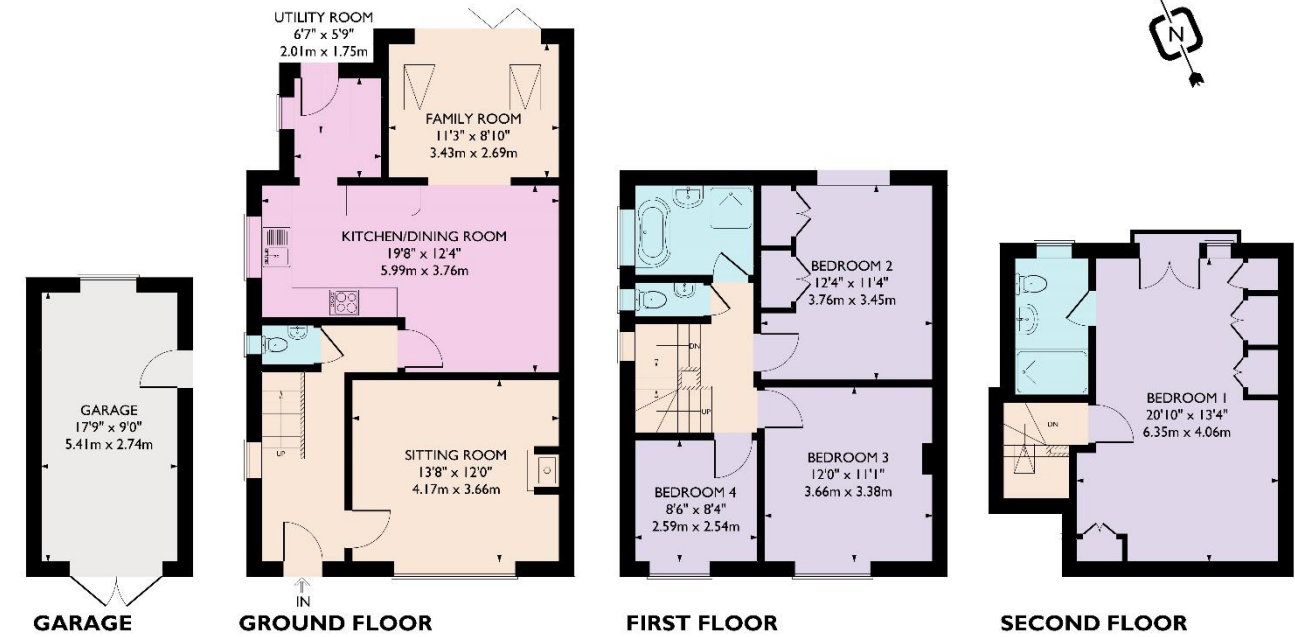
Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.





APPROXIMATE GROSS INTERNAL AREA = 1462 SQ FT / 136 SQ M  
 GARAGE = 160 SQ FT / 15 SQ M  
 TOTAL = 1622 SQ FT / 151 SQ M



**GARAGE**  
 (NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

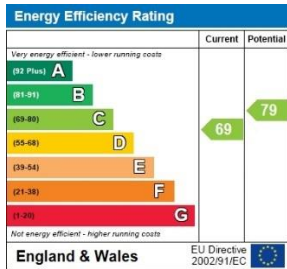
**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

© Nash Partnership

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band:E

nashpartnership.co.uk

Berkhamsted Office | 01442 863000  
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.