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ESTATES

# UPPER HALL PARK, BERKHAMSTED

## £980,000 Freehold

## ACCOMMODATION

Spacious Three-Bedroom Detached Home with a South Facing Garden and Semi-Rural Views, No Upper Chain.

This generous, extended three-bedroom detached home is set in a highly sought-after, leafy area of Berkhamsted, offering a charming south-facing garden and attractive semi-rural outlook to the rear.

The property is accessed via a welcoming entrance hall, which leads into a bright and airy dual-aspect living and dining room with patio doors opening onto the rear garden. The large kitchen is well-equipped with integrated appliances, ample storage, and generous work surfaces. A study to the front provides versatile space, perfect as a home office or additional reception room, while a utility/boot room and cloakroom/WC complete the practical ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms served by a master en-suite shower, a family bathroom and a separate WC.

Outside, the south-facing rear garden features a patio adjoining the house, with steps rising to an area of lawn surrounded by mature planting. The attractive front garden provides driveway parking and a garage.

Additional benefits include gas-fired central heating and underfloor heating throughout the ground floor and mains water, electricity, and drainage. The property offers excellent potential to upgrade or extend, subject to planning consent and is sold with no upper chain.

Set in a much-admired side road, the home is close to Berkhamsted's town centre, with its excellent shopping, sporting, and educational facilities. Commuters will appreciate easy access to the A41 for the M1 and M25, as well as the mainline station, which provides fast services to London Euston.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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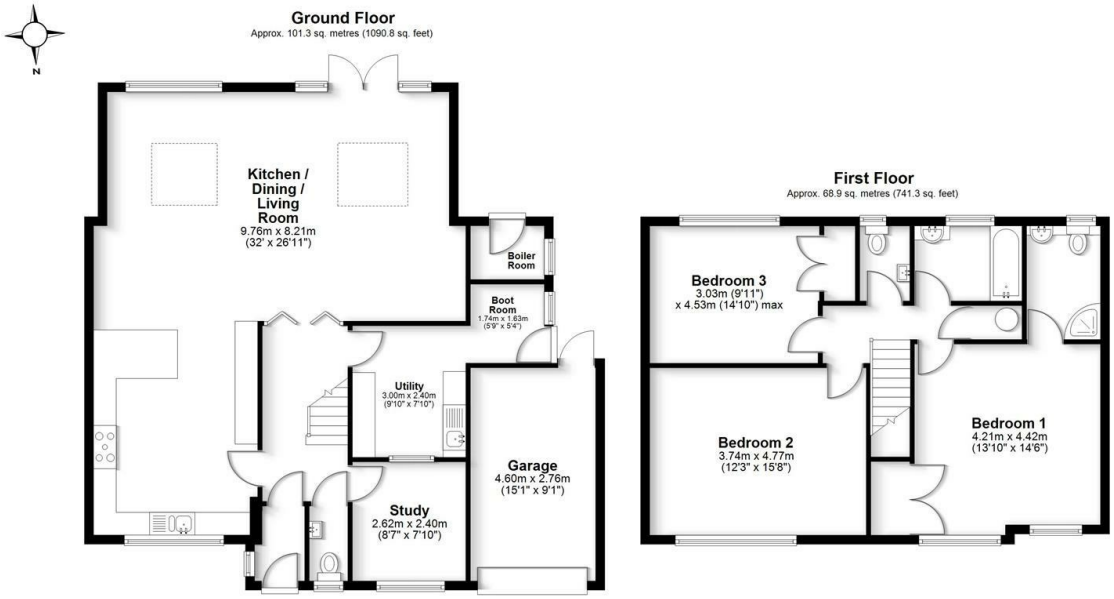


Total area: approx. 170.2 sq. metres (1832.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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