



REGENT  
ESTATES



# HEDGEHOG WAY, BERKHAMSTED

£765,000 Freehold

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## ACCOMMODATION

A handsome and well presented four bedroom family home, situated on the popular location of Hedgehog Way. This spacious and versatile property with a detached garage and driveway is finished to a high standard throughout.

Completed in 2021 the property is an immaculate and stylish home which the current owners have showcased with a contemporary interior.

The welcoming entrance hall provides access to the reception room, kitchen/breakfast room, utility and WC. The dual aspect sitting room of excellent proportion is bright with natural light flooding the room and benefits from French doors leading onto the pretty, private walled rear garden.

The kitchen/breakfast room has been tastefully designed with a range of base and floor standing units with a number of integrated appliances including dishwasher and a fridge/freezer. The separate utility room houses a washer/dryer with matching contemporary units.

The four bedrooms are all excellent sizes, three of which have built in storage, whilst the master has its own en-suite shower room. The family bathroom is fitted with high quality fixtures such as a double shower over the bath and Porcelanosa tiling to the walls and floor.

Estate charge for the road -

Jan - Dec 2023 - Service Charge £388.95 [Estate Charge £286.56 | Roadway Charge £102.39]

Covers landscape, repairs, electric and drainage to Trinity Park

Council Tax Band - F

EPC - B

## LOCATION

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.

## OUTSIDE

To the rear, the garden is laid to lawn with a patio area. There is side access to the garage and a recently installed storage shed. To the front of the house is a generous private driveway and access to a single detached garage

## 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.

01442 877878

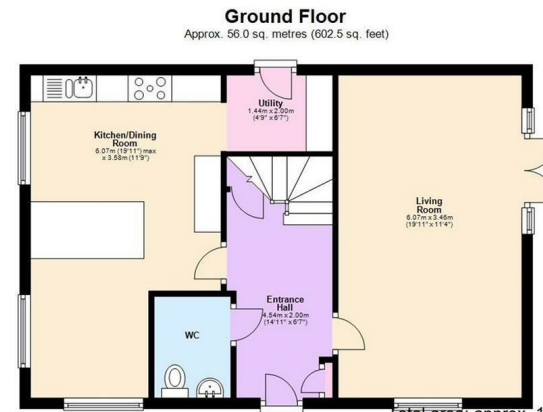
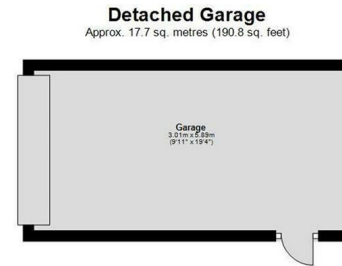
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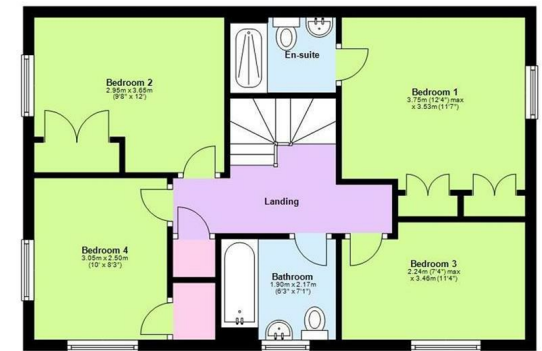






total area: approx. 130.5 sq. metres (1405.0 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**First Floor**  
Approx. 56.8 sq. metres (611.7 sq. feet)



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