



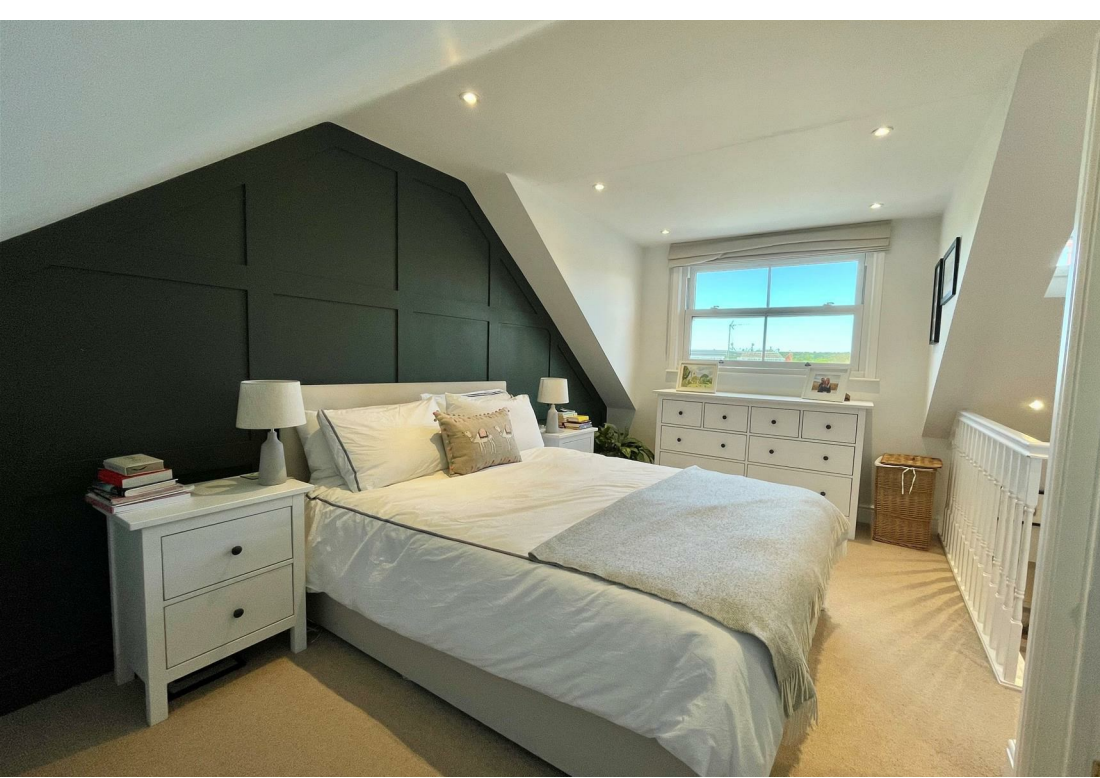
Clarence Road Berkhamsted HP4 3BQ £3,150 PCM

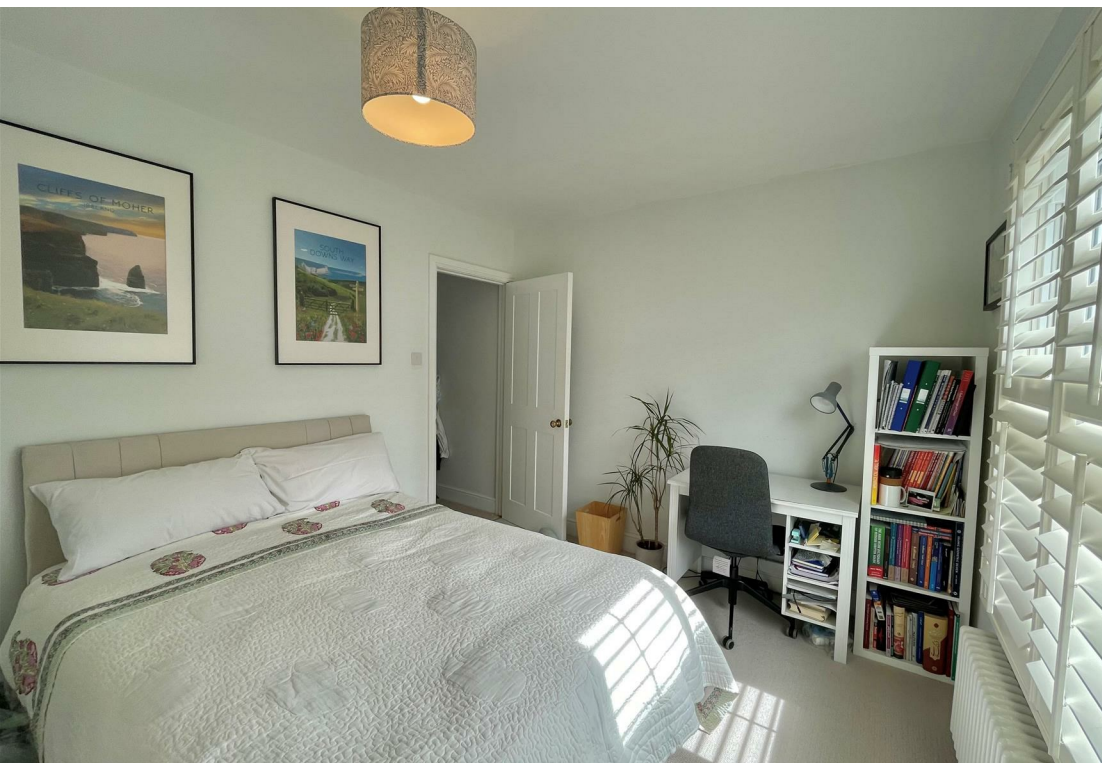


LET BY











A beautifully presented three bedroom home, offering a blend of modern and characterful interior and located right in the centre of town within close walking distance of Berkhamsted train station. UNFURNISHED. Secure rear garden with side access and recently installed garden office. Gas central heating. EPC rating D. Council tax band D.

AVAILABLE BEGINNING SEPTEMBER!

Accommodation: Front reception room with bay window and open bookcase through to the second reception/living area with log burner and built in alcove cupboards, beautifully fitted and spacious kitchen diner with sky light and bi-fold doors. Downstairs cloakroom/utility. Upstairs is a large double bedroom with built in wardrobe storage, small double/single bedroom with cupboard storage, stylish family bathroom with free standing bath and separate shower cubicle. Top floor master bedroom with WC and eaves storage. Garden patio accessed via kitchen bi-folds with steps down to the lawn, recently installed garden office with electricity and electric heating. Shared side access to front of property.

Please note there is non-allocated on street parking.

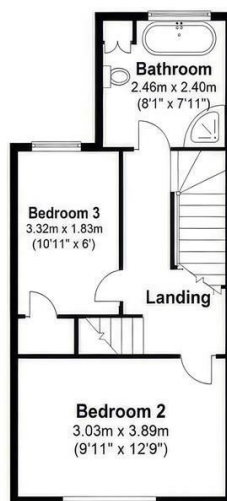
Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)

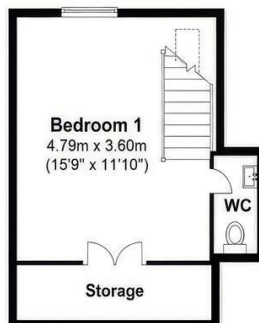


Garden Room

3.50m x 4.00m
(11'6" x 13'1")

Second Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



Total area: approx. 113.1 sq. metres (1217.5 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 Planity.

