REGENT
ESTATES

HALL PARK, BERKHAMSTED

£1,400,000 Freehold

ACCOMMODATION

A substantial and highly desirable four-bedroom detached family home, dating from the 1920s, ideally positioned within easy reach of Berkhamsted town centre and highly regarded local schooling.

Offered to the market with no upper chain, this impressive residence provides over 2,400 sq ft of well-proportioned accommodation and offers excellent potential to extend or enhance further, subject to the necessary planning consents.

The ground floor comprises a welcoming entrance hall leading to two generous reception rooms, one with a multi fuel log burner, ideal for both family living and entertaining, together with a spacious conservatory overlooking the rear garden. Further accommodation includes a separate study/home office, ideal for working from home, a downstairs cloakroom, boot room, and a fitted kitchen enjoying pleasant views across the garden.

To the first floor are three spacious double bedrooms and a large single bedroom, with the principal bedroom benefitting from an en suite shower room, and newly fitted wardrobes together with a separate family bathroom and excellent built-in storage throughout.

The property further benefits from a recently installed boiler, rooftop solar panels, electric underfloor heating to the kitchen and conservatory, private driveway parking, large single garage, EV charging point, and attractive front and rear gardens with useful side access.

A particular feature of the home is the superb west-facing rear garden, extending to in excess of 100 ft and enjoying a patio seating area, mature trees and shrubs, together with a large greenhouse and garden shed.

Perfectly positioned within walking distance of Berkhamsted town centre, the mainline station with fast and frequent services to London Euston, and an excellent range of schooling for all ages, this is a rare opportunity to acquire a charming detached home in one of the area's most sought-after residential roads.

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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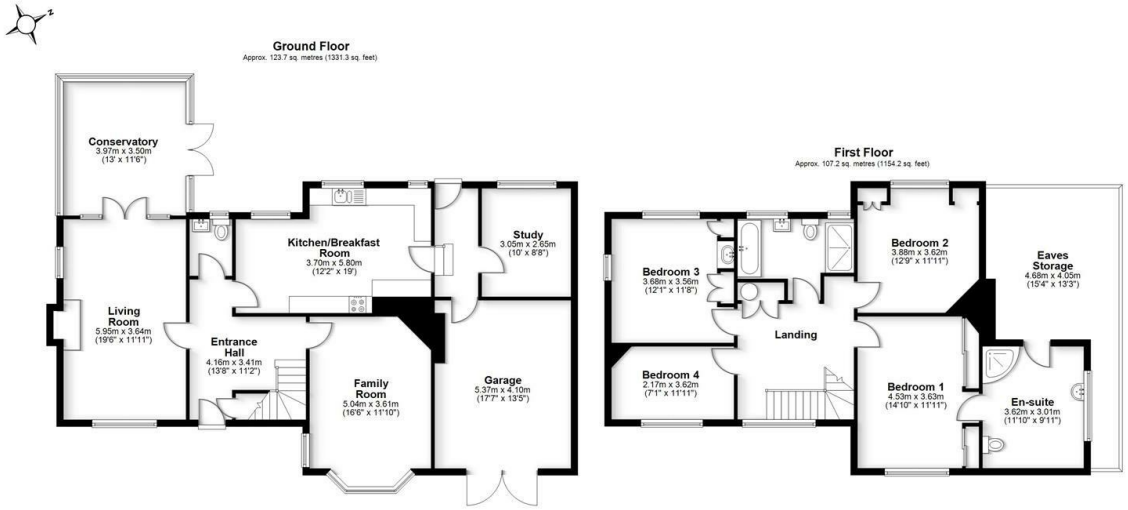

Total area: approx. 230.9 sq. metres (2485.5 sq. feet)

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 PlanUp.

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