



Church Road
Little Berkhamsted SG13



An Impressive Four-Bedroom Detached Family Home in the Heart of Little Berkhamsted, Hertfordshire

*****CHAIN FREE*****

- ❖ We are proud to present this beautifully renovated and imposing four double bedroom detached residence, ideally located in the picturesque and highly sought-after village of Little Berkhamsted.
- ❖ Spanning over 2,300 sq ft, this exceptional home offers spacious, well-balanced accommodation perfectly suited to modern family living. At the heart of the property is a stunning open-plan kitchen/reception room, complete with French doors that open directly onto the rear garden - perfect for entertaining. In addition, there are two further reception rooms, a large and welcoming entrance hallway, two luxurious bath/shower rooms and a downstairs guest cloakroom.
- ❖ The property sits behind private gates, offering ample off-street parking for multiple vehicles, and includes a garage. The beautifully landscaped south-west facing garden extends up to 100ft, providing a wonderful outdoor space that enjoys sunshine throughout the day.
- ❖ Lovingly refurbished to an extremely high standard, this home must be viewed internally to be fully appreciated.







































Located on Church Road — In the heart of Little Berkhamsted — this home is just moments from the village shop, popular Five Horseshoes pub/restaurant, local park, and the charming village church. Excellent transport links are close by, with Bayford, Brookmans Park, Hertford, and Cuffley all within easy reach, offering mainline services into London (Finsbury Park and Moorgate). The A414 is also conveniently accessible for road connections.



Local Authority:
East Hertfordshire
Council Tax Band: G
FREEHOLD

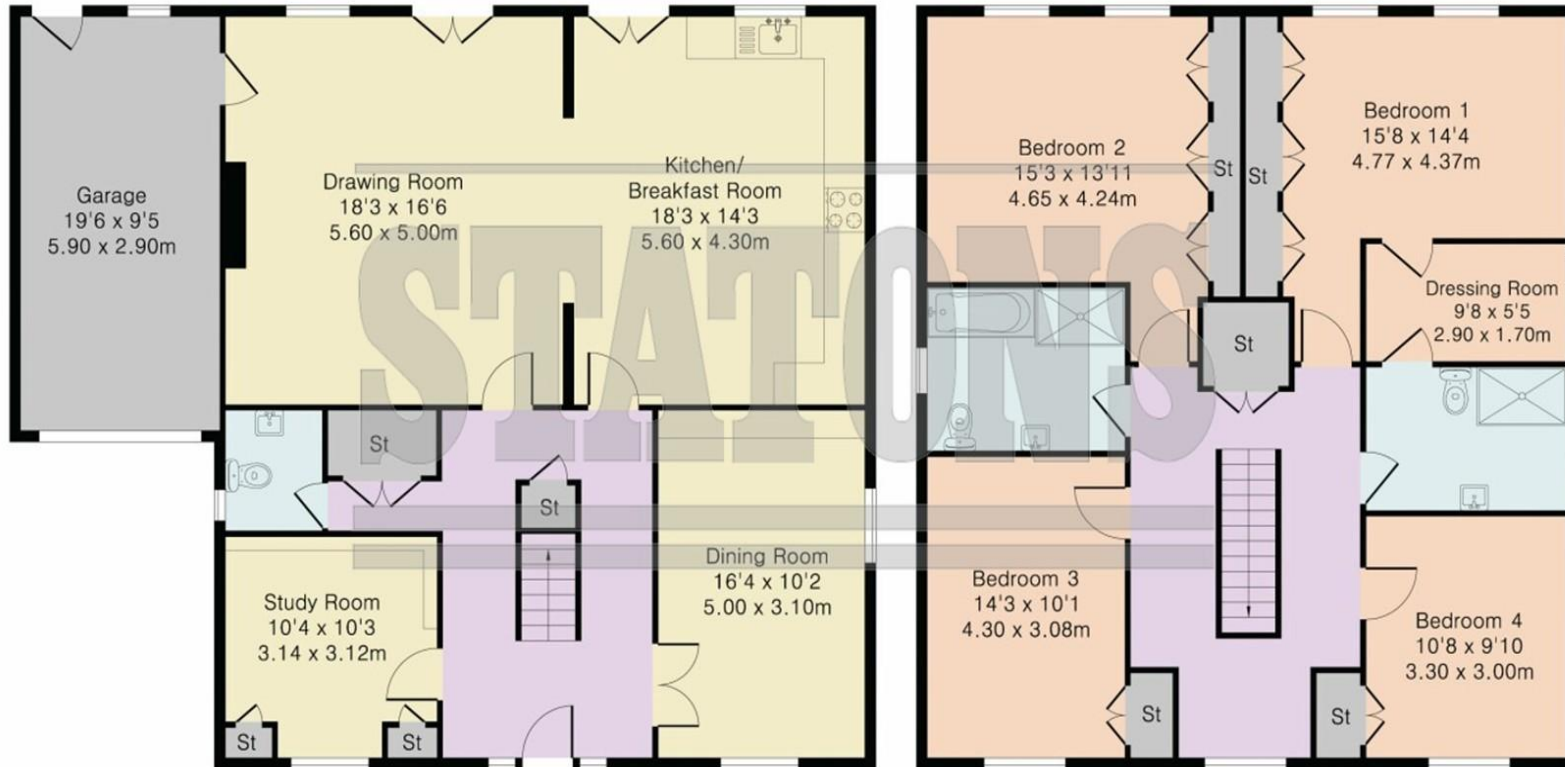
Approximate Gross Internal Area 2357 sq ft - 220 sq m

Ground Floor Area 1084 sq ft – 101 sq m

First Floor Area 1084 sq ft – 101 sq m

Garage Area 189 sq ft – 18 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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