



Brimstone Walk, Berkhamsted HP4 1TJ



The generous hallway leads to the living room, kitchen/ dining room with stairs rising to the first floor. The living room is bright and spacious with natural light beaming through the windows. The modern wood burning stove provides a warm and cosy aura. The kitchen/ dining room has been tastefully designed and fitted with a range of wall and base units, central island and benefits from a number of integrated appliances. The utility room completes the downstairs accommodation. On the first floor, you will find four generous bedroom and the family bathroom. The principal bedroom benefits from an en-suite shower room.

The private rear garden is split into two parts and accessed via french doors from the kitchen/ dining room. The paved patio is adjacent to the property with steps rising to the area of lawn with mature shrubs and hedging, and additional seating area for entertaining friends and family. The front garden is laid with white shingles, providing driveway parking and leads to the integral garage.

Brimstone Walk is a short walk from the High Street and mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins. On your doorstep you will also find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and the popular Art Deco Rex cinema.





welcome to Brimstone Walk, BERKHAMSTED

- Detached
- Four Bedrooms
- Family Bathroom & En-Suite
- Driveway
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£800,000

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

An extended four double bedroom link-detached family home situated on quiet cul de sac and within walking distance to esteem local schools and mainline station.



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

check out more properties at [brownandmerry.co.uk](https://www.brownandmerry.co.uk)
see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH102851- 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)