





**Offers in Excess of  
£250,000**

Located on Berkhamsted High Street, this first-floor one-bedroom maisonette offers convenient access to local shops, amenities and transport links, including Berkhamsted mainline station with services into London Euston. The accommodation comprises a living room, kitchen, double bedroom and bathroom, all arranged on the first floor. With gas central heating and an allocated parking space, the property provides practical living space suited to a first-time buyer, commuter or investor.

# Property Description

## **Entrance Hall**

Stairs rising to first floor.

## **Lounge**

Double glazed window to side, radiator, door to bedroom and bathroom.

## **Kitchen**

Range of floor and wall mounted units, stainless steel sink with drainer, space for washing machine, space for fridge, built in oven, gas hob with extractor fan over, skylight, spotlights.

## **Bedroom**

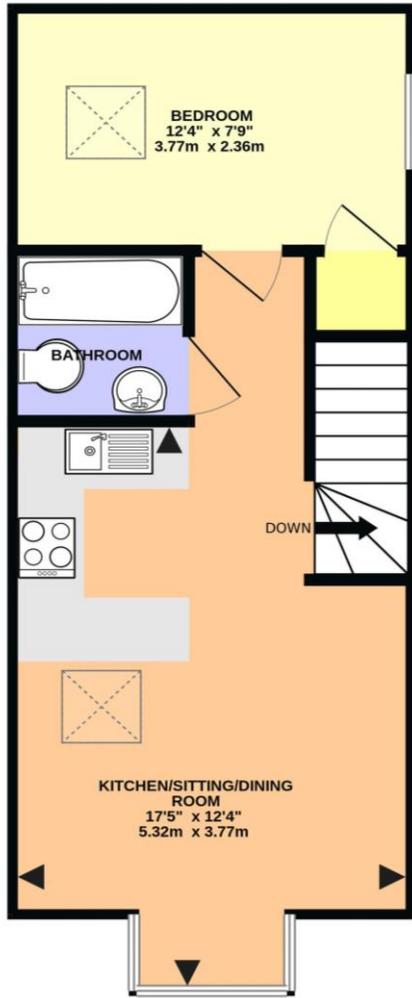
Double glazed window to front, skylight, radiator, storage cupboard, access to loft.

## **Bathroom**

WC, panel bath with shower over, pedestal hand wash basin, radiator, extractor fan, spotlights, part tiled walls.

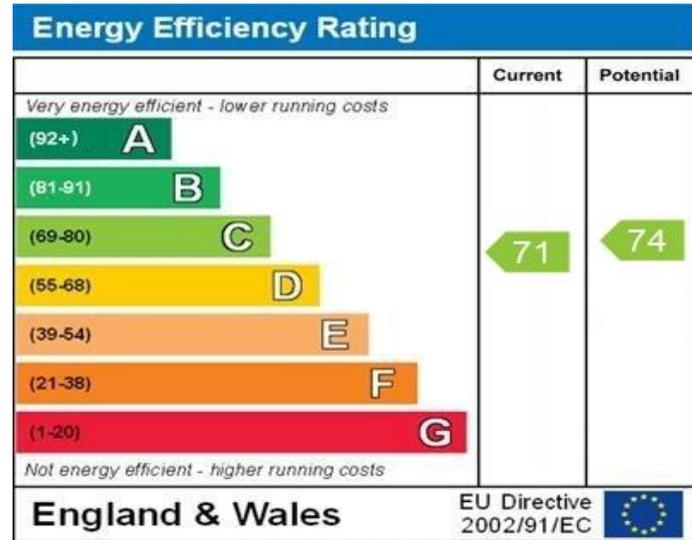
## **Parking**

Allocated parking space.



HIGH STREET, BERKHAMSTED HP4 1AG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 371 sq.ft. (34.5 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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