



58 Hilltop Road, Berkhamsted, HP4 2HW
Asking Price £450,000

Freehold

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NO UPPER CHAIN. A well-presented three double bedroom mid-terrace home, ideally located within walking distance of Berkhamsted High Street. The property is also conveniently situated for commuter links and is also well placed for well-regarded local schools.

The ground floor accommodation comprises an entrance hall, a spacious living/dining room with access to the garden, kitchen, utility room and a WC. On the first floor there are three double bedrooms and a family bathroom.

Outside, the property benefits from a good-sized rear garden with gated rear access.

Freehold Tenure.
Council Tax Band C.

- NO UPPER CHAIN
- THREE DOUBLE BEDROOM TERRACED HOME
- SHORT WALK TO BERKHAMSTED HIGH STREET
- WELL PLACED FOR LOCAL SCHOOLING
- EASY ACCESS TO COMMUTOR LINKS
- GARDEN WITH REAR ACCESS

Entrance Hall

Utility Room

WC

Kitchen

Living / Dining Room

Three Double Bedrooms

Family Bathroom



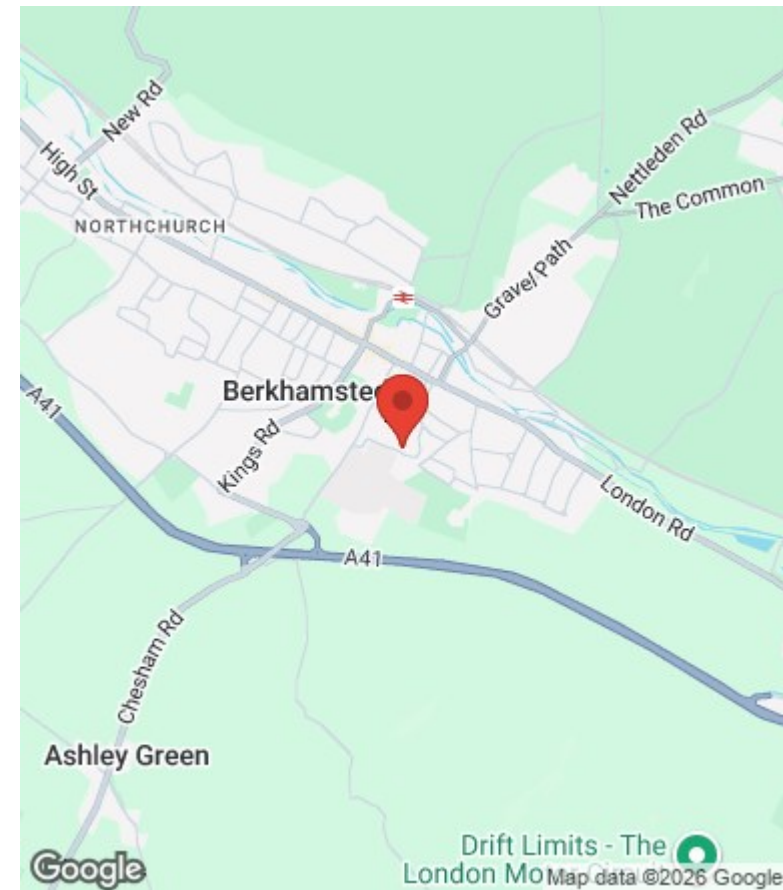


GROUND FLOOR

FIRST FLOOR

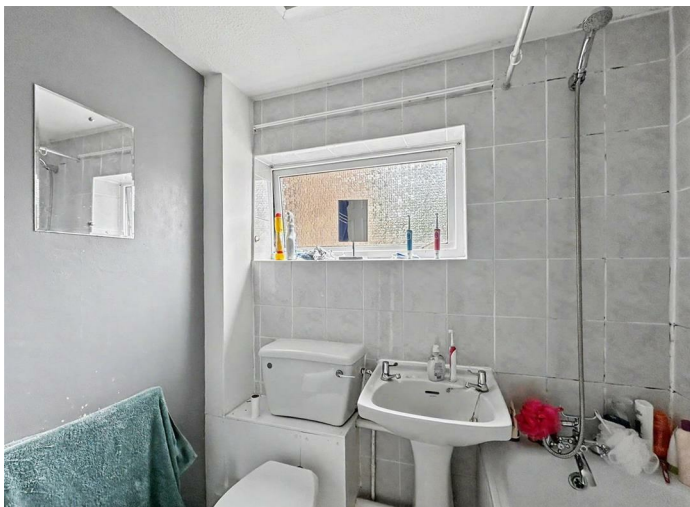
APPROX. GROSS INTERNAL FLOOR AREA 1096 SQ FT / 102 SQ M
HILLTOP ROAD

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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