



**South Park Gardens, Berkhamsted HP4 1JA**



Offered chain free this three-bedroom property offers spacious and bright accommodation comprising an entrance hall, extended lounge/dining room, kitchen and w/c. Upstairs there are three spacious bedrooms and a family bathroom. Externally the house features an amazing rear garden which is virtually flat and a great size. This mainly original property requires full modernising and holds exciting potential for extension (STPP) To the front of the property you will find a garage and driveway parking for 2-3 vehicles. South Park Gardens is located off Bridgewater Road and conveniently located within walking distance of Berkhamsted High Street and train station.





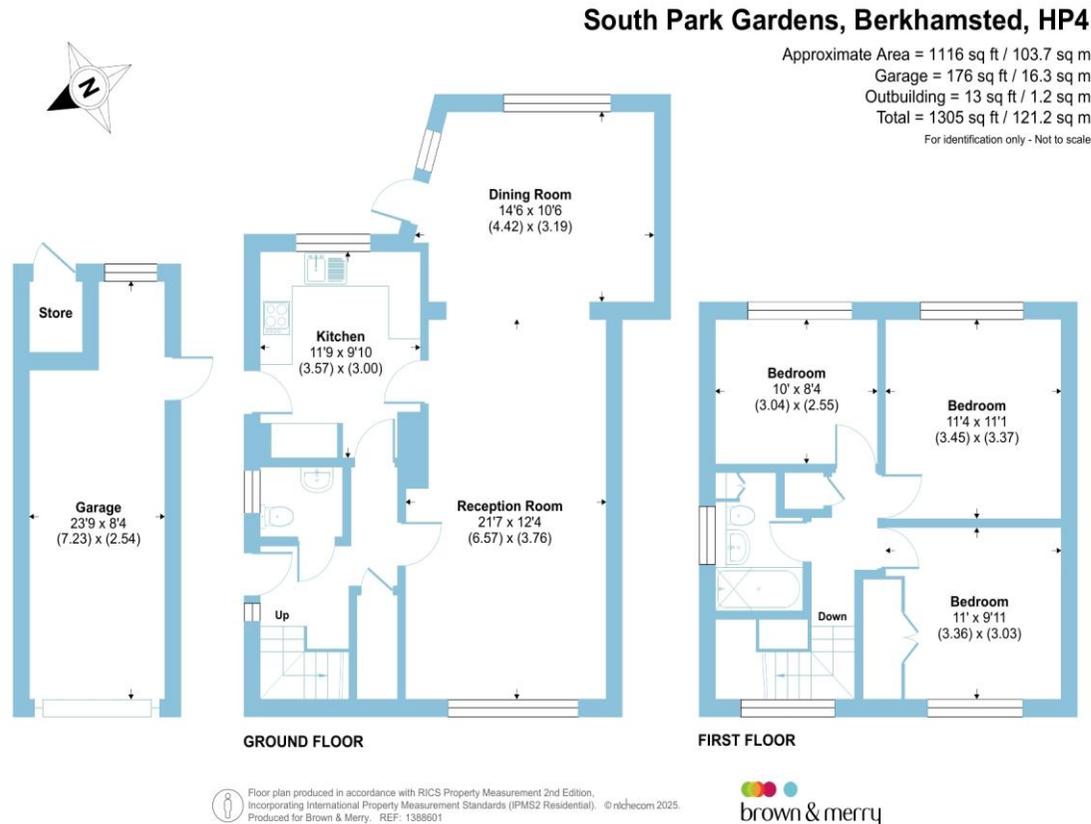
## welcome to South Park Gardens, Berkhamsted

- Full Renovation Required
- Scope For Extension STPP
- Detached
- Three Bedrooms
- Large South East Facing Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers over  
**£1,000,000**

An exciting opportunity to acquire a fantastic three bedroom detached property with an incredible garden, offering abundance of potential, located in the sought after South Park Gardens, close to Bridgewater school and Berkhamsted train station.



**check out more properties at** [browndandmerry.co.uk](https://www.browndandmerry.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 Ref:  
BKH103240 - 0004

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@browndandmerry.co.uk](mailto:berkhamsted@browndandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



**[browndandmerry.co.uk](https://www.browndandmerry.co.uk)**