



## 13 Upper Hall Park

Berkhamsted, Hertfordshire HP4 2NP





## Superb potential in a desirable location.

Situated within the sought-after Hall Park quarter, close to local schools and within easy reach of the town's amenities, this charming three-bedroom mid-century home has been cherished by the same owner since its construction in the early 1960s.

Radiating a warm, welcoming atmosphere, the property exudes the character of a beloved family home filled with fond memories. The interiors are spacious and flooded with natural light, offering ample potential for reconfiguration and extension, subject to obtaining the necessary planning consent

Internally, the property features two generously sized reception rooms, a well-proportioned kitchen/breakfast room, and three comfortable bedrooms, providing the perfect canvas for modernization.

On the top floor there is an added bonus in the form of a large, bright room that would make a great work or studio space, playroom or fourth bedroom. This room boasts fabulous views across the valley."

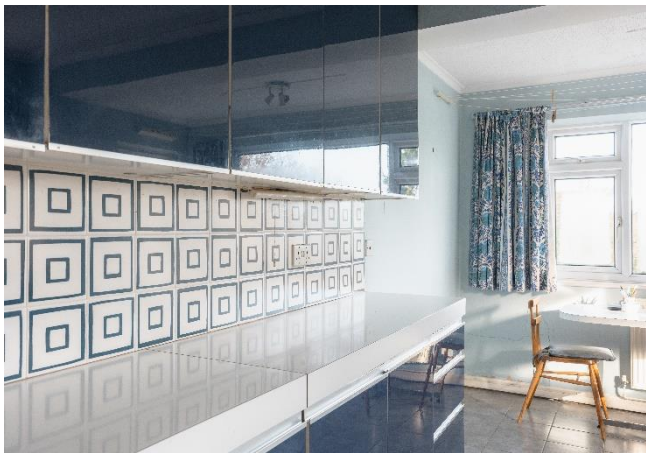
**Guide price:** £875,000  
**Tenure:** Freehold





Externally, the home benefits from a delightful front garden, a driveway providing off-road parking, and a garage. The 70ft rear garden is beautifully established, offering a large terrace and patio ideal for outdoor entertaining. From its elevated position, the house commands stunning far-reaching views across the valley, visible through expansive picture windows.

Offered for sale with no upper chain, this property presents a rare opportunity to create a dream family home in a sought-after location.



## Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre.

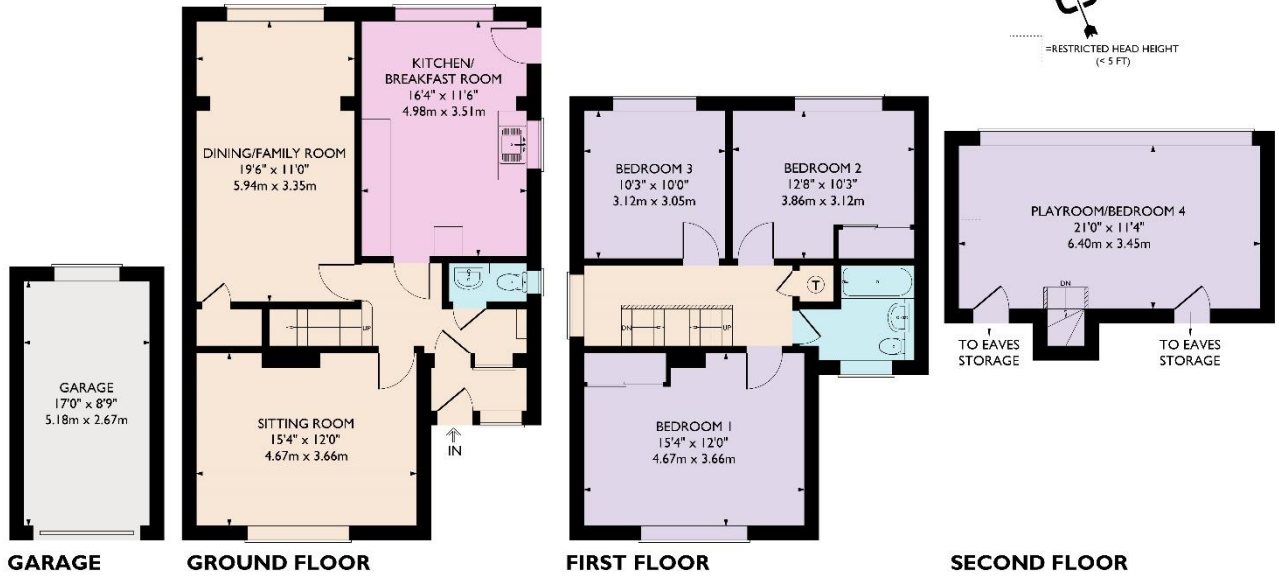
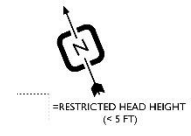


## Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 1565 SQ FT / 145 SQ M  
 GARAGE = 149 SQ FT / 14 SQ M  
 TOTAL = 1714 SQ FT / 159 SQ M



(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: F

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Berkhamsted Office | 01442 863000  
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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