

# George Street

## Berkhamsted

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## Offers In Excess Of £750,000

entrance hall | living room | dining room | kitchen | cloakroom | three bedrooms | family shower room | covered verandah | detached garage & store | front & rear gardens | NO CHAIN

**DEVELOPMENT OPPORTUNITY.** A detached 1930s bungalow enjoying a superb canal side setting, perfectly situated within easy reach of the High Street and mainline station. There is excellent scope to reconfigure or extend. **PLANNING CONSENT GRANTED.**

Accommodation is currently comprised of an entrance hall, modern kitchen, two receptions, three good-sized bedrooms, family shower room and separate cloaks, plus a covered veranda.

Outside, an established garden to the rear backs directly on to the towpath of the Grand Union canal, thereby offering scenic walks or a delightful alternate route to the town centre. There is also the benefit of a detached single garage and store room, plus off-road parking to the front.

There is planning consent approved to significantly increase the size of this home. The vendor advises this is for the construction of new side and rear extensions plus loft conversion to create a home of 3026 sq ft. Dacorum Borough Council **PLANNING APPLICATION** Ref. No: 22/01182/FHA.

A terrific opportunity to create something special in this ever popular location.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

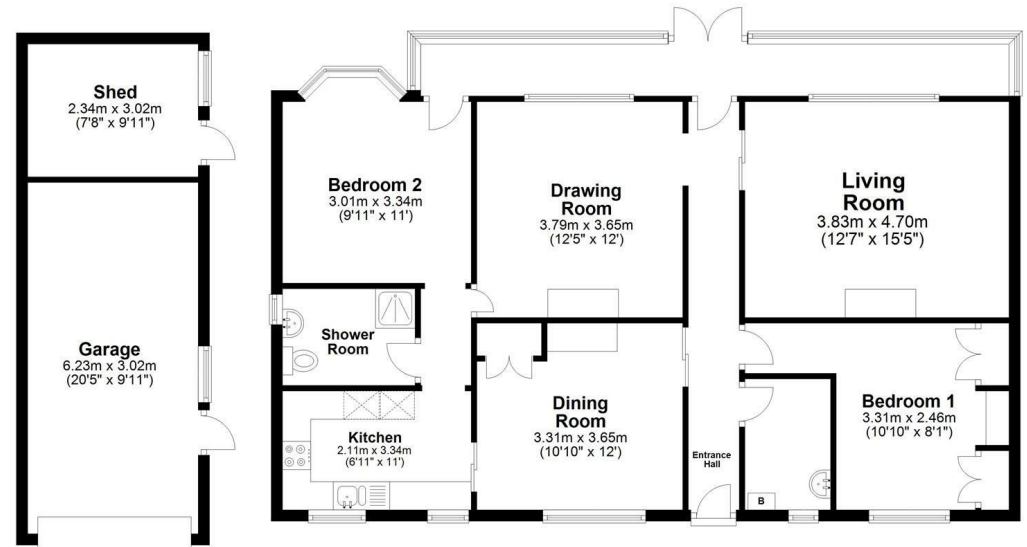
### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

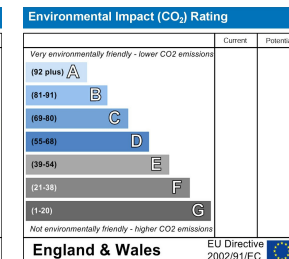
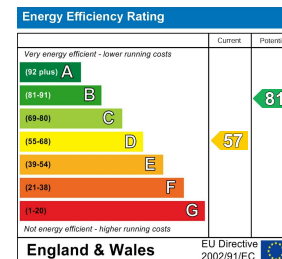
### Ground Floor

Approx. 129.5 sq. metres (1393.4 sq. feet)



Total area: approx. 129.5 sq. metres (1393.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using PlanUp.



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

