



Charles Street  
Berkhamsted



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Berkhamsted

## Offers In Excess Of £700,000

living room | kitchen/dining room | first floor landing | master bedroom with dressing area and ensuite bathroom | bedroom two | family bathroom | second floor bedroom with ensuite shower room | rear garden | garage | NO CHAIN

An extended and upgraded period home with accommodation over three floors plus garage parking, perfectly placed for accessing High Street amenities and just a short walk away from the mainline station.

The front door opens into a characterful living room which includes a bay window, feature fireplace, and built-in alcove storage. At the rear, a superb open-plan kitchen/dining room features contemporary kitchen cabinetry and includes integrated oven, hob, microwave and wine fridge. Skylights and sliding patio doors allow natural light to flood in.

The first floor includes a double bedroom with walk-through dressing area and modern ensuite bathroom. A second double bedroom and the family bathroom can also be found on this floor.

A further bedroom is located on the second floor, along with a compact ensuite shower room and useful eaves storage.

Outside, a low maintenance, tiered garden at the rear includes a sheltered decked terrace and an area of artificial turf. Vehicular access to the garage is via Hamilton Road.

### Services

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

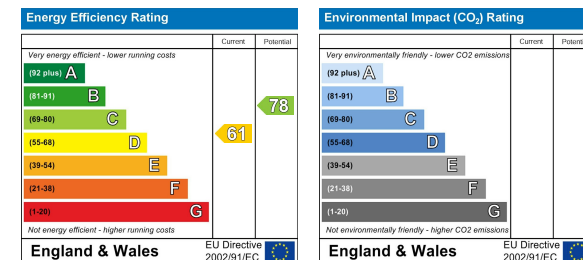
### Situation

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



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.



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