



8 William Street, Berkhamsted, HP4 2EL
Asking Price £500,000

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NO UPPER CHAIN! A well presented two bedroom end terrace cottage with ground floor extension, situated on a quiet no through private road with ample on street parking. The property comprises of living room, spacious kitchen / diner with patio doors leading to the garden, two bedrooms, family bathroom and usable loft space. Features include log burner feature fireplace, wooden floors throughout ground floor. Ideally located close to the Grand Union Canal and within walking distance of the Town Centre and Berkhamsted mainline train station.

Freehold Tenure.
Council Tax Band D.

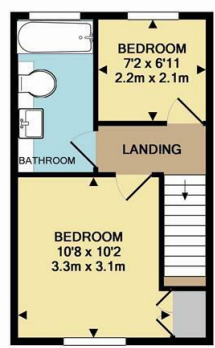
- Living Room
- Kitchen / Breakfast Room
- Master Bedroom
- Second Bedroom
- Bathroom
- Loft Room

- NO UPPER CHAIN
- NO THROUGH PRIVATE ROAD
- END OF TERRACE
- EXTENDED KITCHEN / DINER
- TWO BEDROOMS
- LOFT ROOM
- WALK TO STATION AND TOWN CENTRE

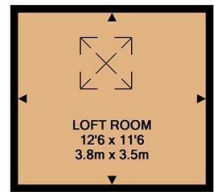




GROUND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 144 SQ.FT.
(13.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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