

Archive Mews
Berkhamsted

Archive Mews

Berkhamsted

Offers In Excess Of £750,000

open-plan lounge/kitchen | utility/WC | orangery | first floor landing | double bedroom with ensuite shower | second double with ensuite bathroom | private rear garden | allocated & visitor parking | communal garden

A unique listed property offering stylish, spacious accommodation with large private garden, set within a prestigious gated mews, formerly part of the British Film Institute National Archive.

An impressive open-plan kitchen/reception features contemporary cabinetry with breakfast bar and integrated Smeg double oven, microwave, dishwasher and fridge/freezer. Double doors open through to a stunning orangery at the rear; a characterful, versatile space enjoying views of the garden. The ground floor is completed by a separate utility/WC.

Accessed via a spiral staircase, the first floor comprises a beautiful beamed double bedroom with refitted ensuite shower, and a second double with stylish ensuite bathroom.

Outside, the generous private rear garden includes a substantial terrace stepping up to an area of lawn with mature planting and ornamental pond. There is allocated parking for two cars at the front, along with visitor parking. A separate lawned communal garden is a superb additional asset.

Services

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

Tenure

Share of Freehold. Service charge currently approx £900 per annum. Peppercorn ground rent.

Situation

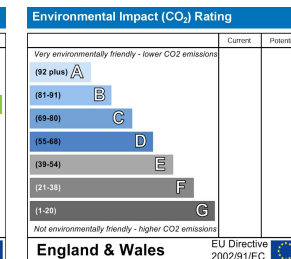
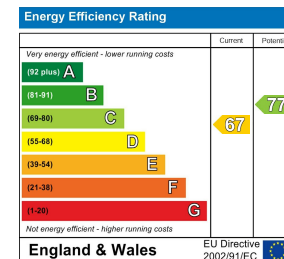
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London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



Total area: approx. 130.9 sq. metres (1409.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using Plans3D



Relax... you're with Oakleys

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

