



George Street  
Berkhamsted



# George Street Berkhamsted

## Offers In Excess Of £395,000

sitting room | kitchen | lobby | family bathroom | first floor landing | two bedrooms | rear garden | NO CHAIN

A charming two bedroom period home backing onto the Grand Union canal, just a short walk away from the town centre and the mainline station.

To the front, a characterful sitting room features a beautiful fireplace, useful built-in alcove storage, and a sash window. There is a step down to the kitchen which includes a good range of units, oven, Belfast sink and integrated dishwasher. From the kitchen, a part-glazed door leads through to a small rear lobby which in turn gives access out to the garden. The lobby area also provides access to the family bathroom.

Stairs from the kitchen lead up to the first floor. The spacious master bedroom features a characterful brick fireplace, sash window and wood flooring. A second good-sized bedroom includes a built-in cupboard.

Outside, a side gate allows access to the rear garden, which is south-westerly facing and features an attractive paved seating area, lawn and borders. A gate opens onto the towpath of the Grand Union canal, providing scenic walks and an excellent pedestrian route to the mainline station.

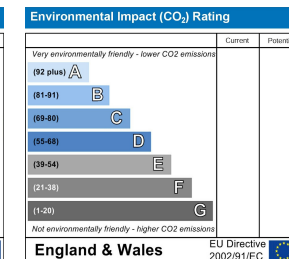
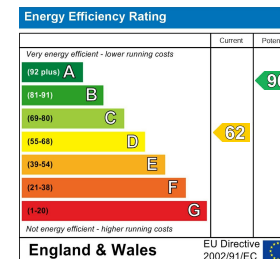
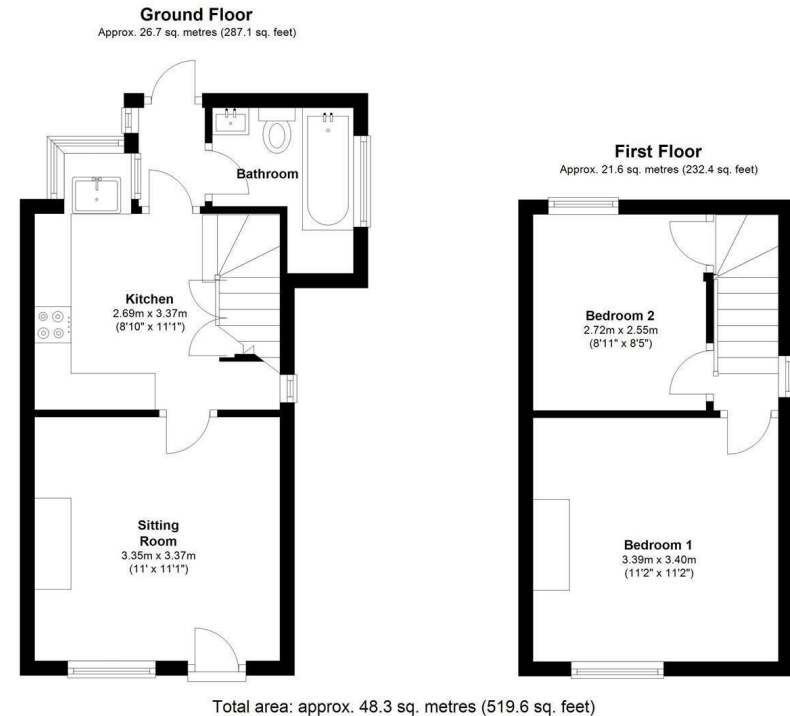
### Services

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



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