



George Street
Berkhamsted

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Offers In Excess Of £650,000

living/dining room | kitchen | first floor landing | three bedrooms | family bathroom | second floor attic room | cellar | front & rear gardens

Backing onto the Grand Union canal, this beautifully upgraded three bedroom period home further benefits from an attic room, cellar, and a large rear garden. Excellently situated in a popular residential area within easy reach of the High Street and station.

A spacious dual-aspect living/dining room features a bay window with shutters, plus useful built-in storage. To the rear, the kitchen includes contemporary cabinetry and worktops, with integrated oven, gas hob, dishwasher, fridge and freezer. A cellar, accessed externally from the rear garden, is a great asset.

The first floor comprises a landing with fitted cupboards, three bedrooms, and a modern family bathroom. Stairs rise from one of the bedrooms to an additional attic room, which benefits from velux windows.

Outside, an alleyway and side gate give access through to the rear, where the large, established south-westerly facing garden includes a variety of lawned, paved and gravelled areas. At the rear, a gate leads directly onto the towpath of the Grand Union canal, providing the option of scenic walking routes.

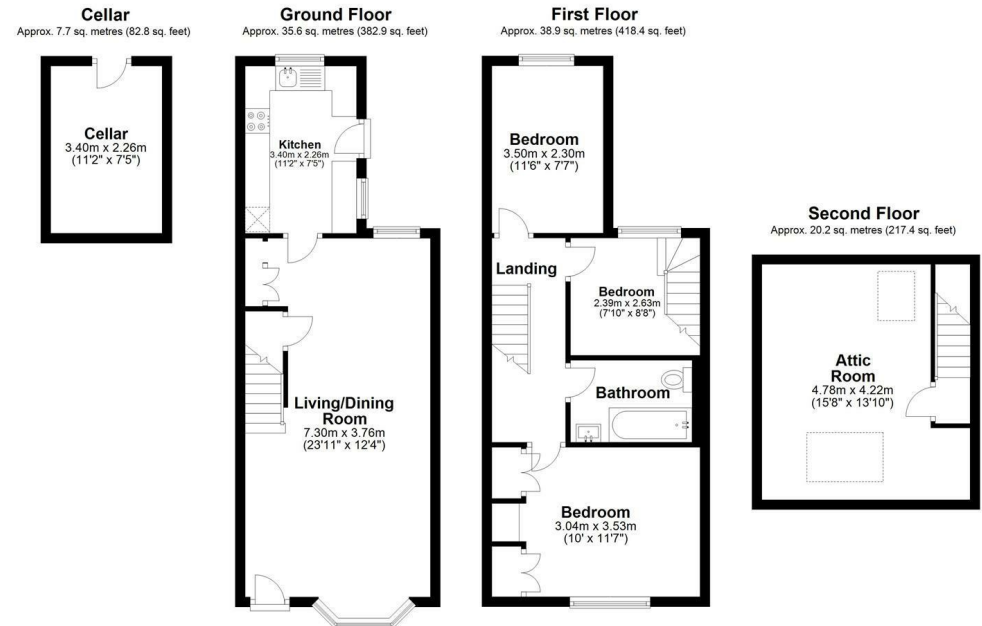
Services

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 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. 102.3 sq. metres (1101.4 sq. feet)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(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	
England & Wales	
EU Directive 2002/91/EC	

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

