

George Street
Berkhamsted

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Offers In Excess Of £600,000

lounge | dining room | kitchen/breakfast room | first floor landing | two bedrooms | family bathroom | 13' Loft Room | landscaped garden | garden room/ home office

VIEWINGS FROM SATURDAY 25TH MAY. A beautifully presented two bedroom Victorian home with additional attractive Loft Room situated close to the Grand Union Canal and within easy reach of Berkhamsted's historic High Street and the mainline station.

The front door opens into a lovely sitting room which features a bay window and fireplace. Through to the rear is the dining room which benefits from generous under stairs storage. Steps lead down to the modern kitchen which includes a double sink a double oven with grill, gas hob along with a breakfast bar area featuring a large velux window.

On the first floor, the good-sized main bedroom is to the front of the property. There is second smaller bedroom with access via paddle stairs to the 13' Loft Room - great additional space with two velux windows. To the rear, the family bathroom features a separate shower.

Outside, the property has gated side access; a southerly-facing landscaped rear garden leading to a Garden Room/ Home Office with storage shed.

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 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.

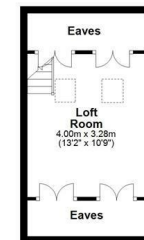
Ground Floor
Approx. 48.4 sq. metres (521.2 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.7 sq. feet)



Second Floor
Approx. 20.4 sq. metres (219.8 sq. feet)



Total area: approx. 99.7 sq. metres (1072.7 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			
(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			
(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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