



George Street
Berkhamsted



Offers In Excess Of £600,000

entrance hall | living room | dining room | kitchen | first floor landing | two bedrooms | family bathroom | second floor bedroom with ensuite shower | basement | rear garden

A stylish and characterful three bedroom Victorian terraced home, situated in a private side road close to the Grand Union canal and just a short distance away from the High Street and mainline station.





Beautifully presented throughout, the ground floor of this charming family home comprises two receptions and a separate kitchen. The front-facing cosy living room includes a bay window and pretty feature fireplace. A square archway leads into the adjoining dining room, which also features a period fireplace, providing an elegant space for family meal-times or entertaining. At the rear, the kitchen is fitted with classic cabinetry and modern appliances, including an oven, gas hob, fridge/freezer and dishwasher. Original wood flooring runs throughout the ground floor.

Upstairs, on the first floor, two good-sized double bedrooms are served by the spacious family bathroom.

A further double bedroom on the second floor benefits from a stylish ensuite shower.

Outside

A block-paved southwesterly facing courtyard garden at the rear provides a secluded spot to enjoy a morning coffee or a bite to eat.

A basement, accessed from the rear garden, provides useful additional storage space.

Located within the Conservation Area, this lovely property is perfectly placed for accessing all of the town's amenities.



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).



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Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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		86	69
EU Directive 2002/91/EC			



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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