



George Street  
BERKHAMSTED

# George Street

## BERKHAMSTED

### Offers In Excess Of £695,000

entrance hall | study | ground floor bedroom | family bathroom | living room | kitchen | conservatory | first floor landing | principal bedroom with ensuite | a further bedroom | driveway | rear garden

A well located three bedroom detached home with generous driveway parking, within easy reach of the town centre and station in Berkhamsted.

The home offers well-balanced accommodation, generous driveway parking and convenient access to the town centre and mainline station. Residents can also enjoy a range of independent shops, restaurants, and cafés just a short walk away, enhancing the charm and lifestyle appeal of this delightful location.

Arranged over two floors, the property provides flexible living space well suited to modern family life.

The ground floor opens into a bright and welcoming living room, with a charming bay window that brings in plenty of natural light and creates a comfortable spot to relax. To the rear, the kitchen leads through to a light-filled conservatory, creating an additional living area with views over the garden and direct access to the patio, a lovely space to relax or spend time with family and friends. Also on this floor is a third bedroom, which could easily serve as a guest room, playroom or additional reception room depending on individual needs. A separate bathroom and a further smaller room, ideal as a study, home office or hobbies room, add to the flexibility of the layout.

Upstairs there are two bedrooms, featuring the principal bedroom, which is a generous size and benefits from its own ensuite bathroom.

#### Outside

The rear garden offers a generous patio area ideal for outdoor dining and entertaining, with the remainder of the garden rising gently beyond to provide a pleasant and private outdoor space. From here, you can easily access Sunnyside, with its allotments, charming church, and scenic walks along Ivy House Lane, making it an ideal spot to relax, explore, and enjoy the outdoors.

To the front, the property benefits from a spacious private driveway providing off-street parking for up to three vehicles, a particularly valuable feature in this central Berkhamsted location where parking is often at a premium.

#### Vendor's Note

There is an electrical transformer adjacent to the rear garden, enclosed by a panelled fence.

#### Tenure

Freehold.

#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band E (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).

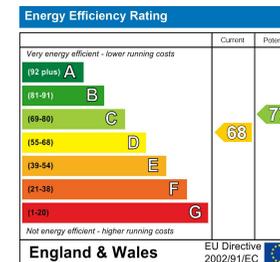
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Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

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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