



**AITCHISONS**

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George Street, Berkhamsted, HP4 2EJ

Asking Price £795,000 Freehold





Set on this popular road in Berkhamsted, is this charming and deceptively spacious four bedroom Victorian home, set out over four floors, and having recently been refurbished, situated just half a mile from Berkhamsted mainline station and close to the Grand Union canal.

■ Bright And Airy Accommodation ■ Deceptively Spacious Home Set Out Over Four Floors ■ Four Bedrooms And Two Bathrooms (One With Under Floor Heating) ■ Fabulous Living/Kitchen/Dining Area ■ Large Cellar ■ Many Original Features ■ Beautifully Presented ■ Half A Mile To The Mainline Station ■ Close To The Grand Union Canal

## DESCRIPTION

On entering this charming and deceptively spacious home, into the sitting room, the high standard of refurbishment becomes immediately apparent. There are many original features, such as the window seat with storage below. This very relaxing room has a feature fireplace, with a wood burning stove, as its main focal point and beautiful wooden flooring.

heating)/dining/family room, forming the hub of the house, and ideal for family time and entertaining. There are four Velux windows and bi-fold doors, allowing lots of natural light. The bi-fold doors lead to a well-maintained garden with side access to the front.

At the rear of the property is bedroom four and, in keeping with the Victorian feel, the shower room, with wash hand basin, WC and heated towel rail.

On the first floor is the master bedroom with fitted wardrobes and a very pretty ornate fireplace. There is a further double bedroom, also with fitted wardrobes. Also on this floor, and in keeping with the Victorian theme, is the family bathroom, comprising bath, shower, wash hand basin, WC and under floor heating.

On the lower ground floor is a magnificent and well-equipped kitchen (with under floor

Bedroom three is a large bright room situated on the third floor.





The house has ample storage, including a huge cellar, which spans most of the ground floor.

#### OUTSIDE

The front garden is beautifully presented, with the added bonus of a drop curb, enabling off-street parking, if desired.

#### LOCATION

The property is within walking distance of all the town centre amenities including the mainline railway station, together with a wide range of educational facilities for children of all age groups including the renowned Berkhamsted School for both boys and girls and Ashlyns Secondary School.

#### DIRECTIONS

From the central crossroads in the town centre proceed along the High Street in an easterly direction, turning left into Ravens Lane (by the Baptist Church). Shortly after crossing the canal, by The Boat public house, turn right into George Street and the property will be found at the end of the road, opposite the entrance to Paxton Road.

#### SERVICES

All mains services provided.

#### LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH  
Tel: 01442 228000

Council Tax Band: D



## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



GEORGE STREET, BERKHAMSTED HP4

TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

Strictly by appointment with Aitchisons

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Ref: YAB2738

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EPC Rating **E**

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