



Ellesmere Road, Berkhamsted HP4 2ET



This property offers gorgeous and spacious accommodation throughout with a mixture of period & contemporary features. The open plan lounge/dining room and kitchen provides a wonderful and cosy accommodation. The lounge area is bright and benefits from a bay window, and fireplace, whilst the dining area offers a lovely space to entertain friends and family and opens onto a bright modern kitchen, fitted with built-in appliances.

On the first floor you will find two double bedroom and a shower room. Of particular note is the generous size master bedroom benefiting from built-in storage cupboards and a four piece en-suite bathroom.

The south facing rear garden is baked in bright sunshine throughout the day, the patio area offers additional outside accommodation providing a perfect space for barbeques and entertaining friends and family with steps lowering to lawn area with colourful borders. Accessed from the rear garden is large cellar with power & light, providing further storage.

The garage has an up & over door and also can be accessed via a service door from the rear garden, there is also a rear side gate providing access to rear of the property.



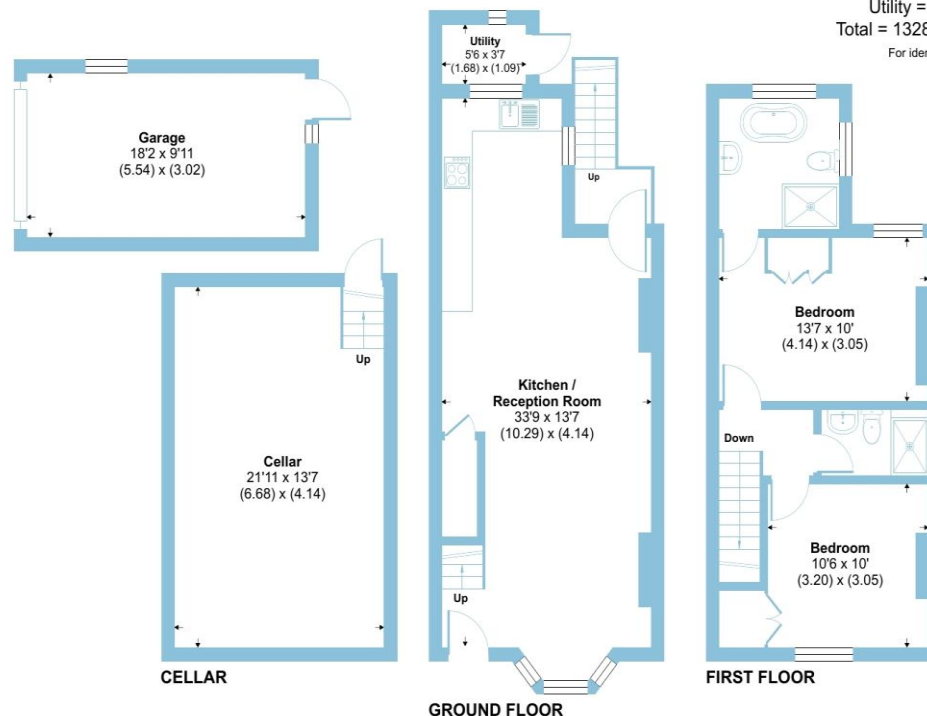


welcome to Ellesmere Road, BERKHAMSTED

- PERIOD PROPERTY
- OPEN PLAN LIVING
- SOUTHERLY FACING REAR GARDEN
- GARAGE
- WALKING DISTANCE TO HIGH STREET

Tenure: Freehold EPC Rating: C

A charming two bedroom period property situated in the heart of the conservation area and within a short walk to the High Street, Train Station and local Amenities.



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Approximate Area = 1126 sq ft / 104.6 sq m
Garage = 182 sq ft / 16.9 sq m
Utility = 20 sq ft / 1.8 sq m
Total = 1328 sq ft / 123.3 sq m
For identification only - Not to scale

Offers in excess of
£625,000

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Property Reference:
BKH102570- 0002

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Merry. REF: 1046215



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