



**Charles Street, Berkhamsted HP4 3DJ**





As you step inside, you are welcomed into the entrance hall area which leads through into the large living/dining room, ideal for relaxing and entertaining. The property boasts many character features including an attractive log burner in the living area and high ceilings throughout. At the rear of the property you will find the utility room and beautifully fitted shower room which completes the ground floor accommodation. On the lower ground floor, you will find the impressive kitchen and dining room. The contemporary kitchen and separate island are fully equipped with ample counter space, storage and integrated appliances. The Bi-fold doors at the rear open out entirely onto the low maintenance patio garden.

Upstairs you will find a spacious and bright landing flooded with natural light, three generously sized bedrooms and a stunning four piece family bathroom suite.

Located within walking distance of Berkhamsted High Street and train station, this stunning home offers convenience of town living with the tranquillity of this residential street.







## welcome to Charles Street, Berkhamsted

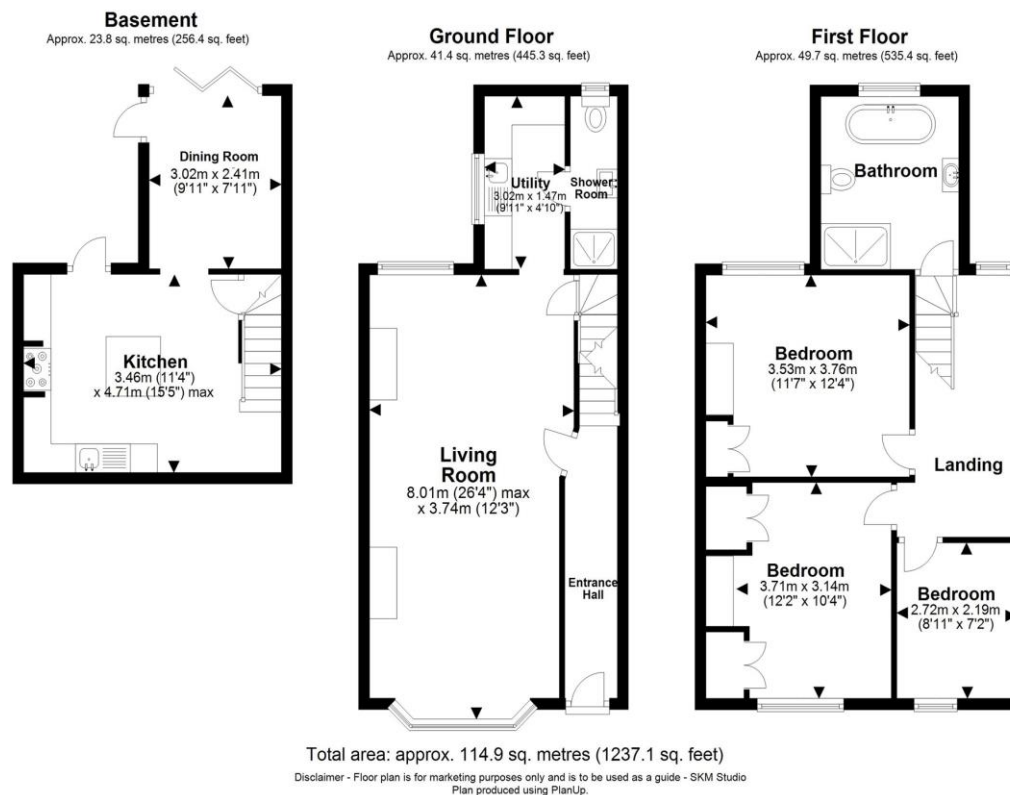
- CHAIN FREE
- Character Property
- Three Bedrooms
- Excellent Condition Throughout
- Walking Distance To The High Street

Tenure: Freehold EPC Rating: D

offers over

# £875,000

Nestled in the heart of Berkhamsted town centre on a sought- after location of Charles Street, this delightful three bedroom home acquiring over 1200 sqft of accommodation offers a perfect blend of Character, space and modern living.



**check out more properties at** [brownandmerry.co.uk](http://brownandmerry.co.uk)  
**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [sequencehome.co.uk](http://sequencehome.co.uk)



Property Reference:  
BKH102896- 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01442 870444**



[berkhamsted@brownandmerry.co.uk](mailto:berkhamsted@brownandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**