



**George Street, Berkhamsted HP4 2EQ**





This delightful two-bedroom cottage is bursting with potential and perfectly positioned just moments from the town centre, combining character features with scope to create a stylish and comfortable home. The ground floor comprises a welcoming front reception room, a separate kitchen, a useful rear lobby, and a ground floor bathroom. Upstairs, the first floor offers two generously sized bedrooms, providing flexible accommodation ideal for a range of buyers. Externally, the property benefits from a generous rear garden-offering ample space for outdoor entertaining or future landscaping-as well as a useful outhouse, perfect for storage. With its character charm, central location, and fantastic potential, this rarely available cottage presents a superb opportunity for those looking to create their dream home in one of Hertfordshire's most desirable market towns.







**welcome to**

## George Street, Berkhamsted

- No Onward Chain
- Character Cottage
- Two Bedrooms
- Town Centre Location
- Opportunity For Refurbishment

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£400,000**

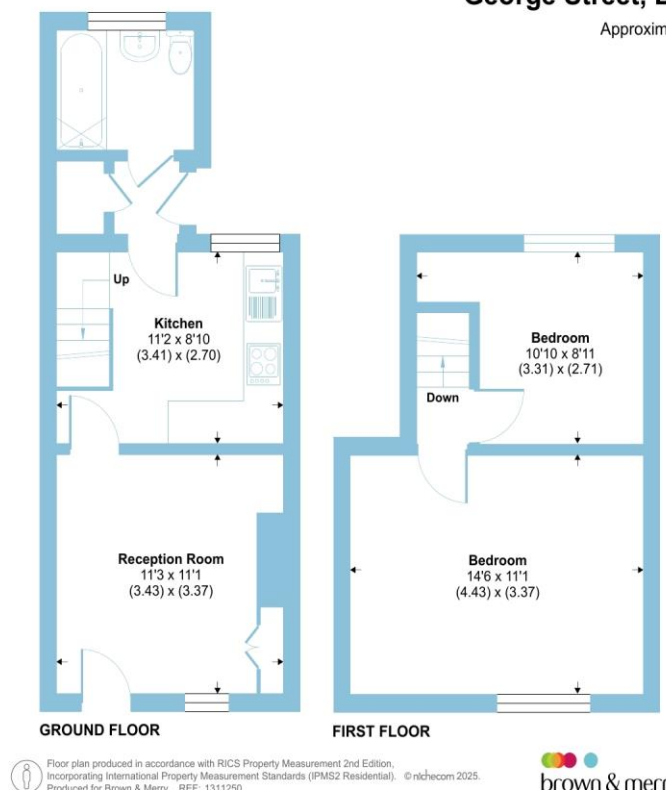
A charming character cottage nestled in the heart of Berkhamsted,  
offering an exciting opportunity for refurbishment and personalisation.



### George Street, Berkhamsted, HP4

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



**check out more properties at** [browbandmerry.co.uk](https://www.browbandmerry.co.uk)

**see all our properties on** [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



**Property Reference:**  
BKH103105- 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@browbandmerry.co.uk](mailto:berkhamsted@browbandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



**[browbandmerry.co.uk](https://www.browbandmerry.co.uk)**