



George Street, BERKHAMSTED HP4 2EG



This pretty Victorian property has been beautifully extended by the current owners and is presented to very high standard. There are three generous sized reception rooms; of particular note is the bright and spacious living room which opens onto the stunning dining and sitting room with a sky lantern and bi-folding doors opening onto the rear garden. The kitchen has been fitted with a range of wall and base units, and benefits from a number of integrated appliances. The utility room leads to the downstairs shower room/ WC, completing the downstairs accommodation. On the first floor there are three double bedrooms and a family bathroom. The principal bedroom is a lovely and bright room with access to the study.

The beautiful rear garden is private with a number of mature fruit trees and plants, creating a wonderful area for the family to relax, enjoy and entertain friends and family. The integral garage has been partially converted into a store room, providing ample storage.

This charming property is set in a prime position of George Street; a short walk from the High Street and mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins. On your doorstep you will also find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and the popular Art Deco Rex cinema.





welcome to

George Street, BERKHAMSTED

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM AND DOWNSTAIRS SHOWER ROOM
- UTILITY ROOM
- PRIVATE REAR GARDEN

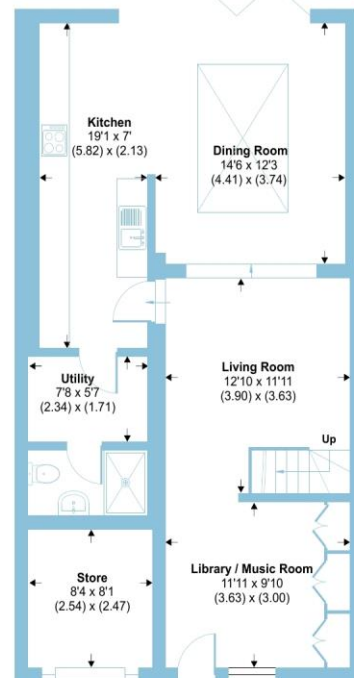
Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£700,000

An extended three bedroom Victorian residence situated in the heart of the Conservation area, close to the Canal, High Street and mainline station.



GROUND FLOOR

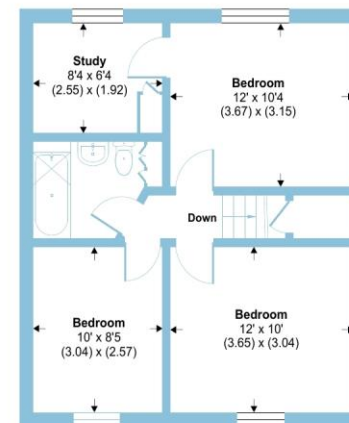
George Street, Berkhamsted, HP4

Approximate Area = 1190 sq ft / 110.5 sq m

Garage = 67 sq ft / 6.2 sq m

Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Brown & Merry. REF: 1346581



check out more properties at [brownmerry.co.uk](https://www.brownmerry.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:
BKH103159- 0004

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@brownmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownmerry.co.uk](https://www.brownmerry.co.uk)