

Manor Street

Berkhamsted, HP4 2BN



FINE & COUNTRY
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MANOR ST

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£5,000 PCM

- Available Late September 2024
 - Five Double Bedrooms
- Detached Garage & Driveway Parking For 2/3 Cars
- Excellent Location, A Short Walk From The High Street & Station
 - Four Receptions
 - Three Bathrooms
- Excellent Condition Throughout
 - Attractive Rear Garden
 - Six Week Deposit £6923
 - Council Tax Band G





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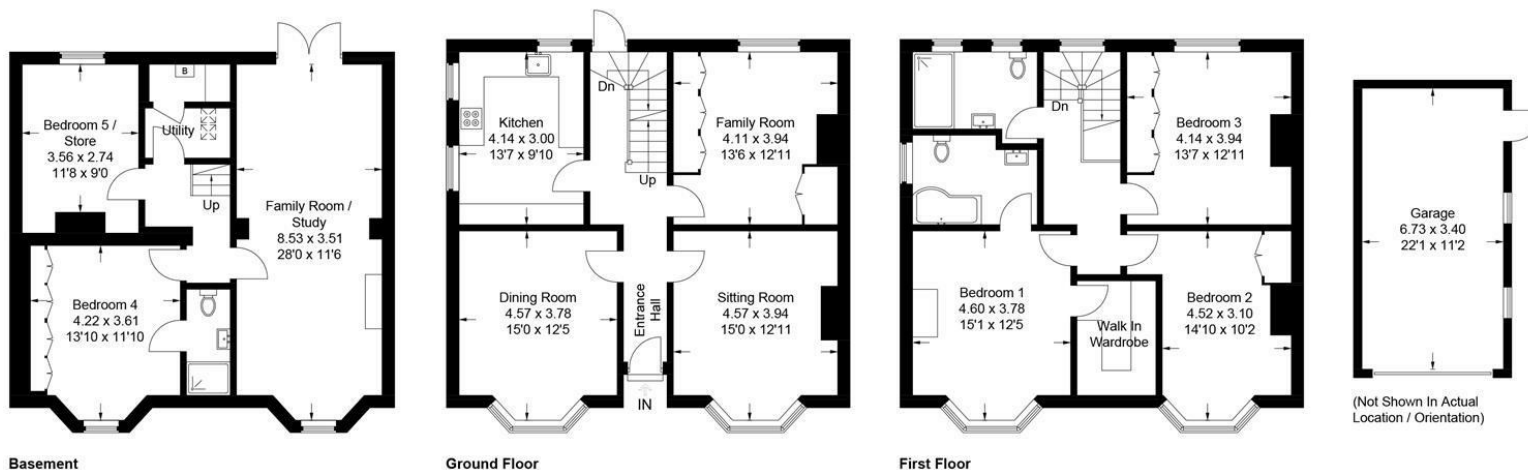
A stunning town house which has been updated and improved by the current owners showcasing attention to detail and clever design. On the ground floor there are three well proportioned reception rooms with an abundance of character and charm including feature fireplaces, picture rails and coving. The kitchen has been re-designed and fully modernised with granite work surface and integrated appliances. The lower ground floor has an superbly proportioned reception room which is currently used as a study and family room with double doors leading out to stairs rising up to the garden. This is ideal for separate access to the property if required. There is also a double bedroom with en-suite, utility room and the fifth bedroom currently used for storage. On the first floor, the master bedroom has an attractive bay window, superbly fitted dressing room and en-suite. There are two further double bedrooms and family bathroom. Outside there is driveway parking for two-three vehicles and gated access to the garage and rear garden.



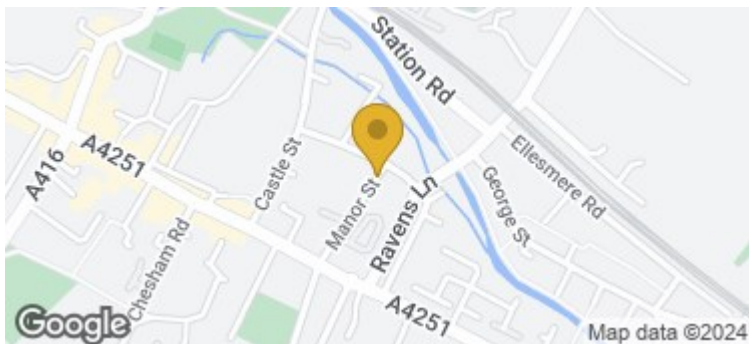
Approximate Gross Internal Area
 Basement = 70.2 sq m / 756 sq ft
 Ground Floor = 76.2 sq m / 820 sq ft
 First Floor = 77 sq m / 829 sq ft
 Garage = 22.9 sq m / 246 sq ft
 Total = 246.3 sq m / 2,651 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 65	Potential: 83
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 65	Potential: 83
EU Directive 2002/91/EC	
England & Wales	

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