



2 Bedrooms



1 Bath/Shower Room



1 Reception Room



On-Street Parking



Courtyard Garden



EPC Band D

Council Tax  
Band D £2,222.54  
April 24 / March 25  
Local Authority  
Dacorum Borough Council



Chesham Road, Berkhamsted, HP4 3AA  
Offers in excess of £480,000 Freehold



## Chesham Road, Berkhamsted

A beautifully presented two-bedroom semi-detached cottage located in the heart of Berkhamsted with a pretty courtyard garden.

- Close to the town centre amenities
- Sitting room with log burner
- Modern kitchen and dining area
- Two double bedrooms
- Refurbished bathroom and en-suite shower
- Pretty courtyard garden
- Short walk to Berkhamsted mainline station

### Description

This super Victorian semi-detached cottage is located moments from the High Street which offers a selection of independent coffee shops, cafes, pubs and restaurants right on your doorstep.

Upon entering the property, you are greeted by a light and airy sitting room featuring a log burning stove for the colder days ahead, and a built-in storage cupboard. Towards the rear of the property, you will find a well-equipped fitted kitchen with integrated appliances. The kitchen/dining area is bright and spacious with stairs leading up to the first floor. The modern three-piece bathroom suite is located on the ground floor and has been recently refurbished by the current owners.

Upstairs there are two double bedrooms, the principal bedroom includes a walk-in shower and bedroom two has fitted wardrobes.

Outside the private courtyard garden enjoys a sunny west facing aspect and has a useful storage shed. There is a side gate leading out to the front of the property.

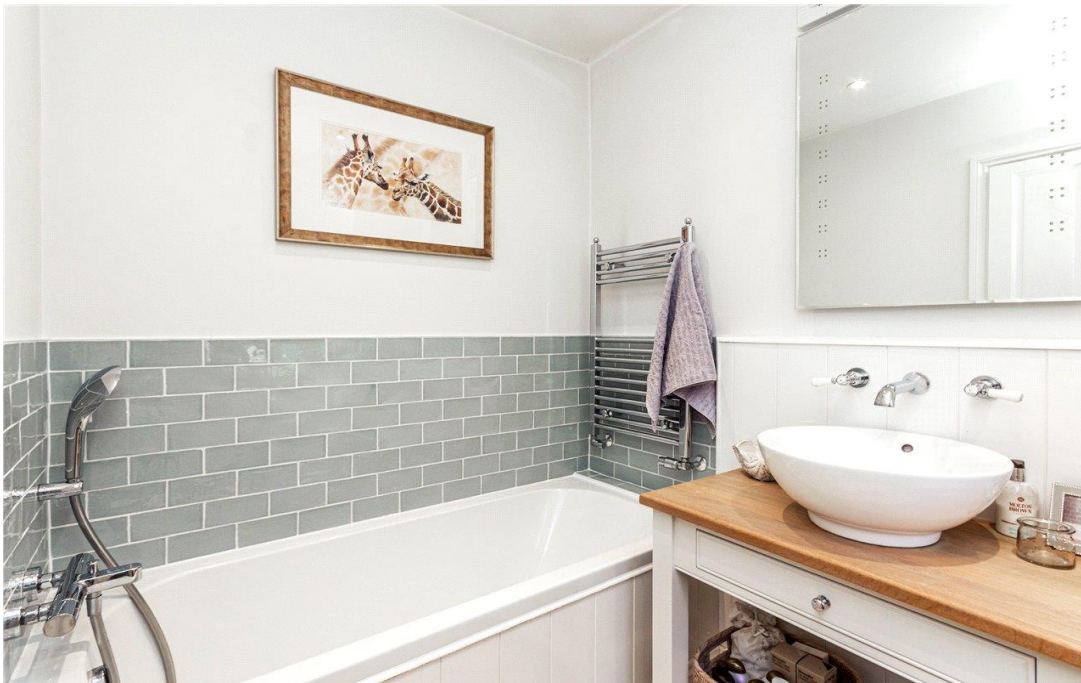
### Location

Berkhamsted is a busy market town, located just 30 minutes from London Euston by train, highly desirable for commuters, with excellent transport links by road and rail.

The property is only a short walk from the mainline station and the towns local amenities including, shops, restaurants and pubs.







#### Important Information

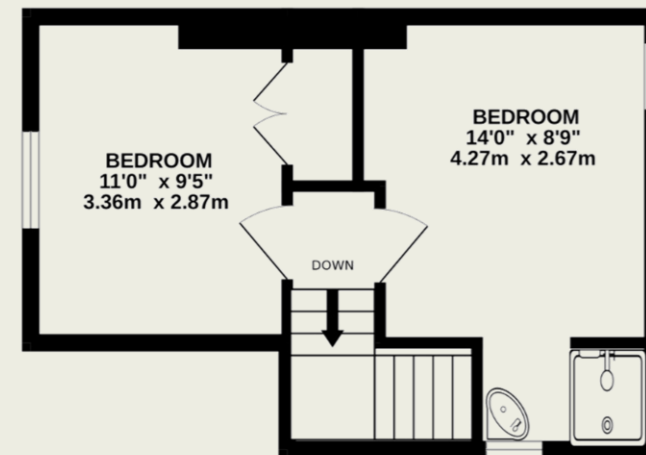
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GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

