



2 Bedrooms



1 Bathroom



1 Reception Room



On Street Parking



Private Garden



EPC Band

Council Tax

Band C
- £2,071.45 25/26

Local Authority
Dacorum

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George Street, Berkhamsted, HP4
Asking Price £495,000.00 Freehold

George Street, Berkhamsted, HP4

A super two bedroom terrace house which is very well presented throughout, has an upstairs bathroom, a brick-built home office at the end of the garden and there is no upper chain.

- 🏡 Central Location
- 🏡 Lovely rear garden
- 🏡 Chain free
- 🏡 Brick built summer house
- 🏡 Upstairs bathroom
- 🏡 Wood burning stove
- 🏡 Very well presented

Description

This two bedroom house is being offered to the market with no upper chain. Located on a popular road which is close to the Grand Union Canal with some excellent public houses close by and the main High Street just a short walk away. The house is well presented with an open-plan ground floor which includes a log burning stove in the living area with double glazed sash windows, a dining area which leads on to the kitchen with a door to the garden.

To the first floor there are two bedrooms both with fitted wardrobes and there is a great sized bathroom.

The rear garden is a lovely space and is ready to be enjoyed in the coming summer. There is a decked patio with stairs to the lawn where there is a cherry tree and a further patio area. The summer house/home office at the rear is peaceful room and great place to get away from things for work or reading a good book.

Location

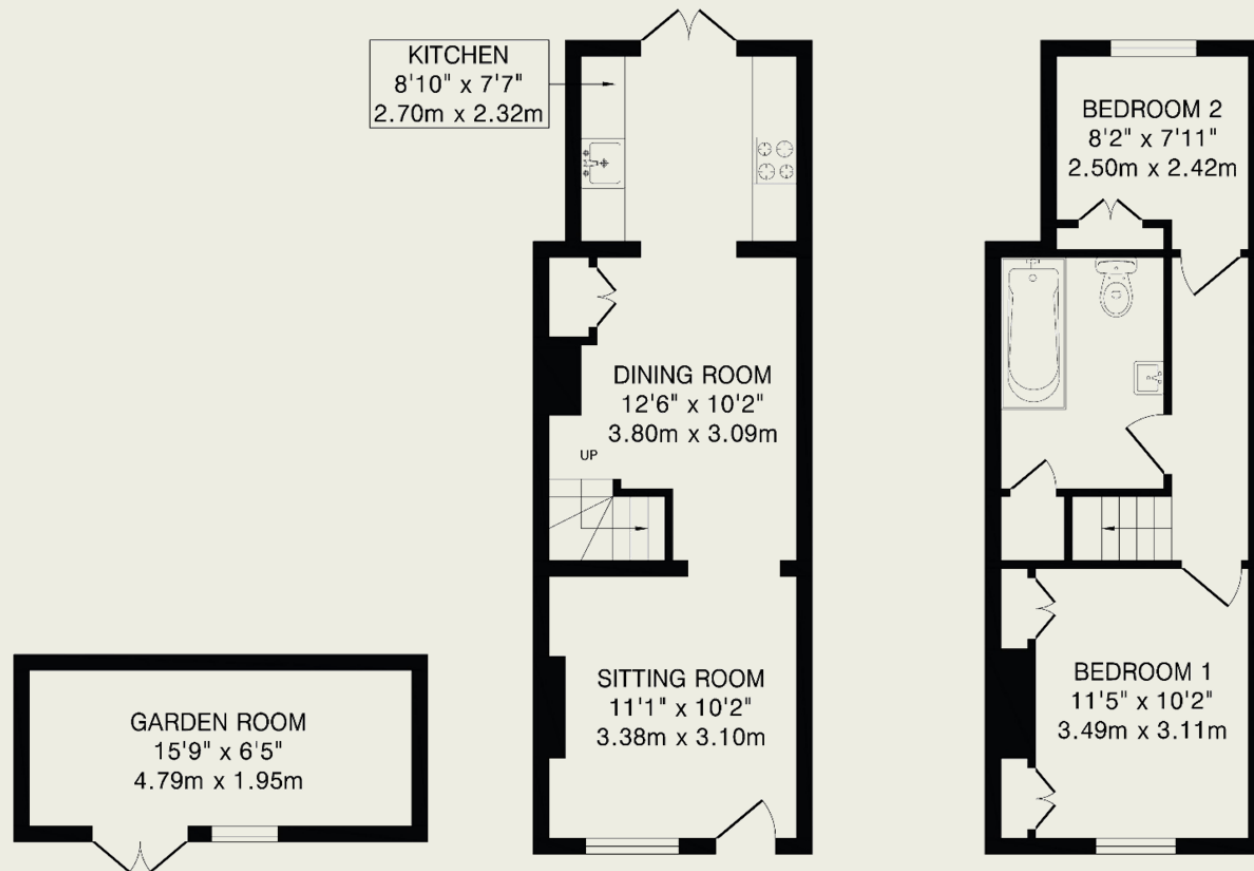
The property is within walking distance of all the town centre amenities including the mainline railway station, together with a wide range of educational facilities for children of all age groups including the renowned Berkhamsted School for both boys and girls and Ashlyns Secondary School.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Outbuilding
 101 sq.ft.(9.3 sq.m)approx. Ground Floor
 316 sq.ft.(29.3 sq.m)approx. First Floor
 308 sq.ft.(28.6 sq.m)approx.

TOTAL FLOOR AREA: 725 sq.ft.(67.2 sq.m)approx.

This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.