



3 Bedrooms



1 Bathroom



1 Reception Room



On Street



Private Garden



EPC Band D

Council Tax

Band C

- £2,071.45 25/26

Local Authority

Dacorum



High Street, Berkhamsted, HP4  
Guide Price £550,000.00 Freehold



## High Street, Berkhamsted, HP4

A well presented three bedroom cottage located in the heart of Berkhamsted, offered with no upper chain.

- 🏠 Central Located
- 🏠 Pretty Cottage
- 🏠 Chain Free
- 🏠 Well Presented
- 🏠 Office Garden Room
- 🏠 Modern Bathroom
- 🏠 Over three floors

### Description

Located in central Berkhamsted this property is conveniently located with easy access to the mainline station, shops, restaurants and cafes. This property benefits from no upper chain.

The ground floor accommodation consist of a cozy front living room with built in cupboards and shelving. There is a good sized kitchen diner with a door leading the garden and the conservatory/office space.

Upstairs the principal bedroom is a bright and spacious double room with built in wardrobes. There is a second bedroom and a modern bathroom with rear aspect window, a bath with shower-over, toilet and basin. On the second floor there is a spacious third bedroom with two sky lights and build in storage.

This pretty cottage garden benefits from being south facing. There is also a useful summer house to the rear with a decked seating area.

### 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.

There is a good range of leisure facilities in the area with a wide range of shopping from independent boutiques along with Waitrose and M&S simply Food.

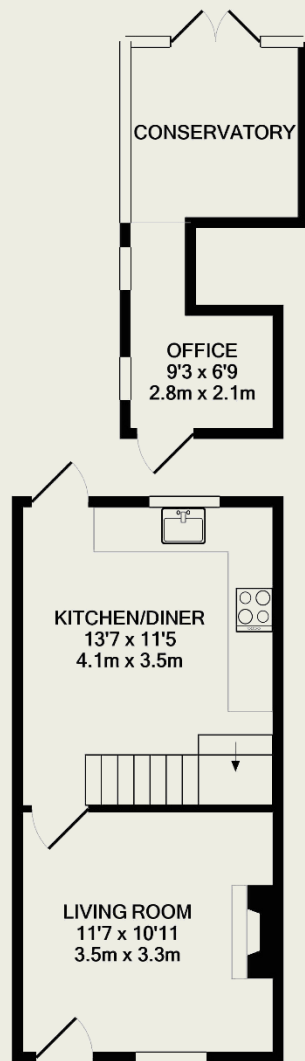




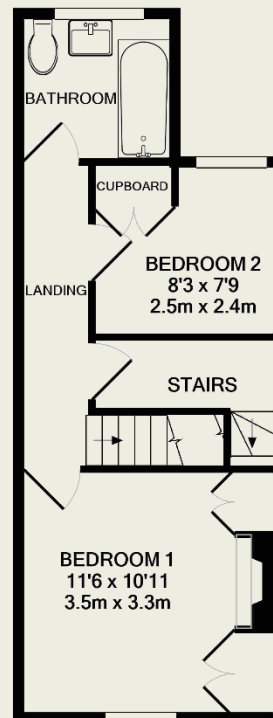


#### Important Information

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GROUND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

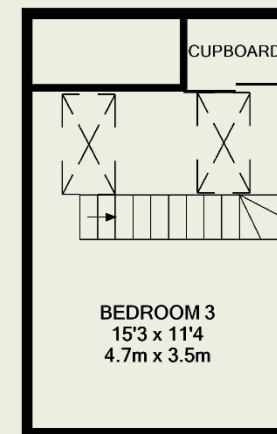


1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

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2ND FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)