

FREEHOLD



House - End Terrace

8 CHURCH ROAD, LITTLE BERKHAMSTED, SG13 8LY

Offers in the region of

£495,000

FEATURES

- Charming Grade II listed cottage
- Original timber floors, beams
- Bright, spacious main bedroom
- Low-maintenance garden, shed
- Cosy living with period charm
- Updated kitchen, shaker cabinets
- Versatile loft room, extra space
- Quiet lane, village location



Robert Adam
Estate Agents

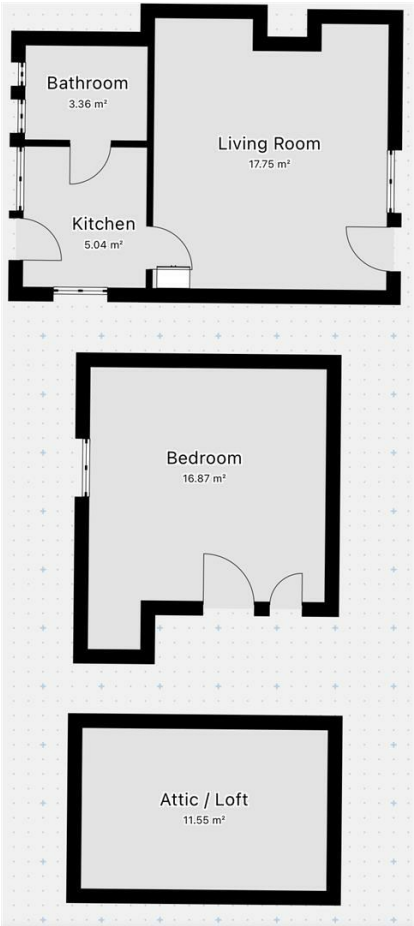
2 Bedroom House - End Terrace located in Little Berkhamsted

Nestled on the tranquil Church Road in the picturesque village of Little Berkhamsted, this delightful end-terrace cottage, dating back to 1800, is a true gem. As a Grade II listed property, it beautifully marries historic charm with modern comforts, making it an ideal countryside retreat.

The exterior of the cottage boasts a quaint white picket fence and traditional weatherboarding, offering an inviting kerb appeal that is sure to capture your heart. Upon entering, you are welcomed into a cosy reception room that exudes warmth and character, featuring original timber floors and exposed beams that reflect the home's rich history. The kitchen has been thoughtfully updated, showcasing shaker-style cabinetry and metro-tiled splashbacks, all while maintaining a rustic yet functional aesthetic.

Upstairs, the generously sized main bedroom is filled with natural light and provides ample storage space. Additionally, a cleverly converted loft room offers versatility, perfect for use as a dressing area, home office, or snug. The bathroom is tastefully designed, combining traditional fittings with contemporary finishes for a stylish yet practical space.

The rear garden is a low-maintenance haven, featuring gravelled seating areas, mature planting, and a wooden shed for convenient outdoor storage. This outdoor space is perfect for enjoying the



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Council Tax Band

F

Energy Efficiency Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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