

FREEHOLD



House - End Terrace (EPC Rating: G)

**8 CHURCH ROAD, LITTLE BERKHAMSTED,
SG13 8LY**

Price

£425,000

**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.

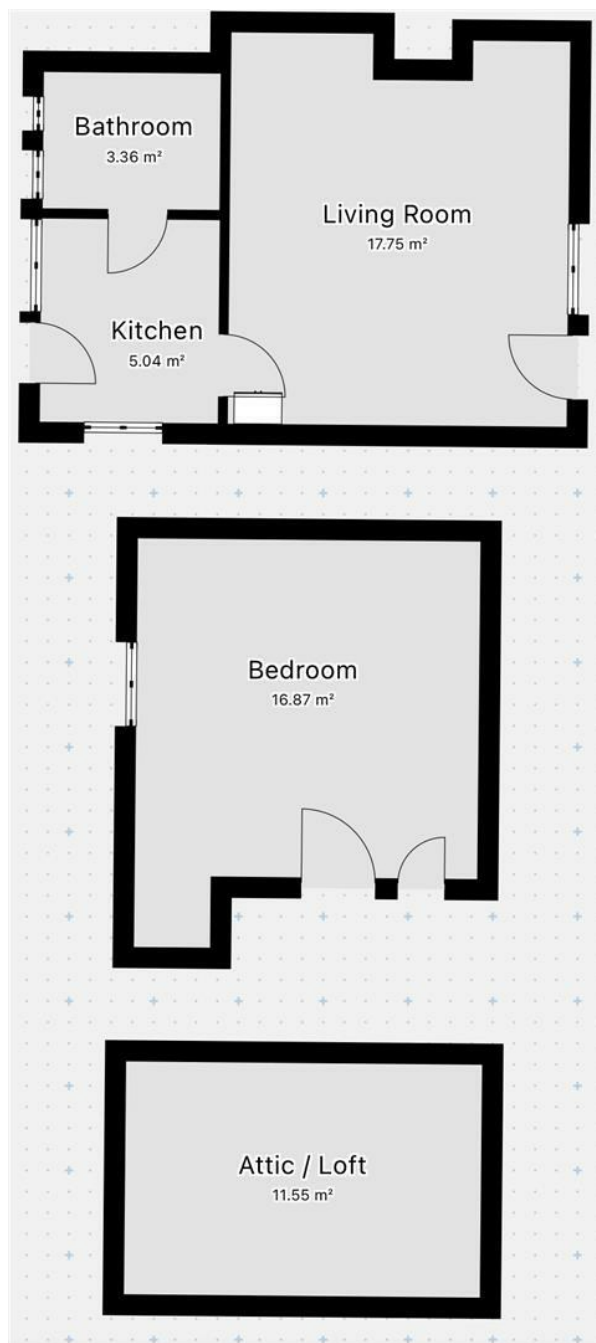
The rear garden is a low-maintenance haven, featuring gravelled seating areas, mature planting, and a wooden shed for convenient outdoor storage. This outdoor space is perfect for enjoying the serene surroundings.

Families will appreciate the proximity to several primary schools, including Bayford CofE VC Primary School, Essendon CofE VC Primary School, and Ponsbourne St Mary's CofE Primary School, all within a short distance.





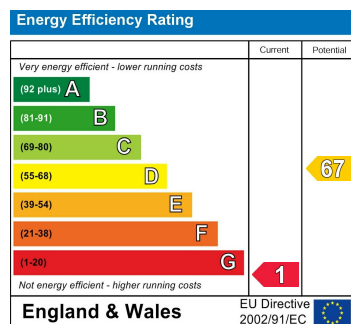




Council Tax Band

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Energy Performance Graph



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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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