



## Greenway

Berkhamsted, Hertfordshire HP4 3JD





## Perfectly preserved Arts and Crafts.

Nestled beautifully in its leafy backwater, this charming three bedroom cottage embodies the very character of its Conservation Area setting, and embraces its perfectly preserved Arts and Crafts origins.

Still retaining original features, including original Edwardian joinery and fireplaces, internally the property offers light, bright accommodation which extends over approximately 1,049 sq ft.

Downstairs, the hallway leads into a generous sitting room, complete with wood burning stove. Behind the sitting room, there is a conservatory, while the well-proportioned kitchen completes the downstairs layout.

Upstairs, there are three comfortable bedrooms and a family bathroom, all providing ample space for family living.

Outside, the house is complemented by a delightful rear garden which is laid to lawn, with mature shrub borders adding a wonderful sense of privacy and tranquillity.

**Guide price:** £600,000  
**Tenure:** Freehold





The pretty front garden is similarly private, thanks to a mature hedgerow. The property also benefits from front-to-rear access through the covered passageway to the side.

The property's location is also second-to-none. Close to local schools and within walking distance of the town centre and station, all Berkhamsted's many amenities can be accessed easily from this well-placed location.

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## Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre.

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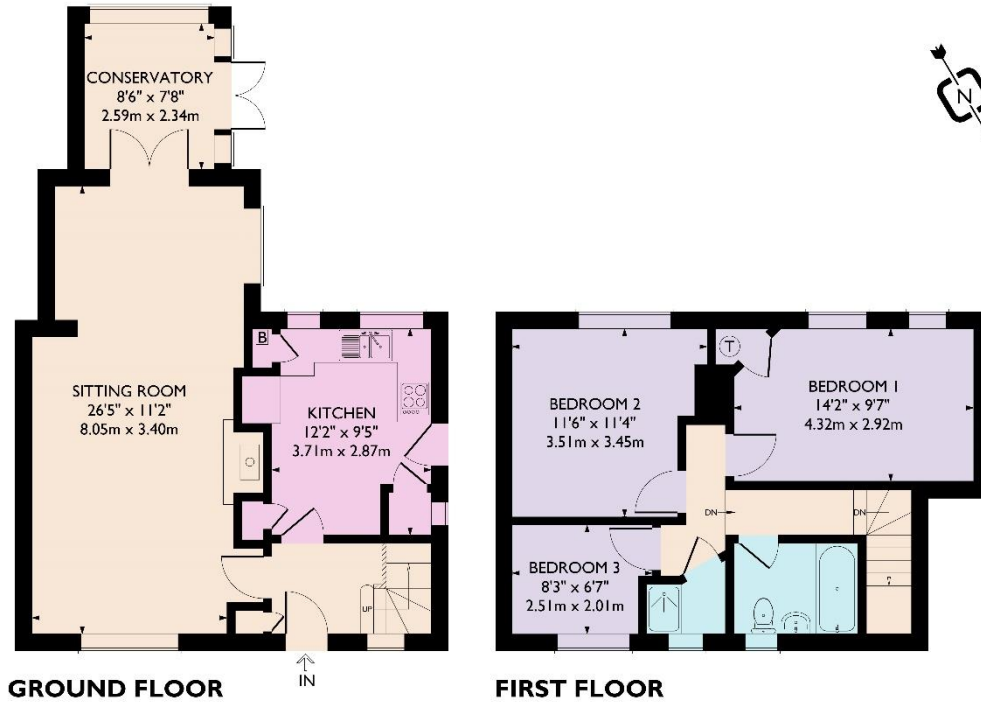


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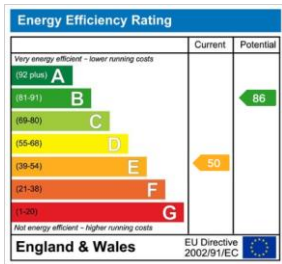
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 1049 SQ FT / 97 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: D

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