

Station Road
Berkhamsted

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Offers In Excess Of £630,000

entrance lobby | lounge with balcony | study/double bedroom | lower ground floor kitchen/dining room | WC | first floor landing | two double bedrooms | family bathroom | courtyard garden

Backing directly onto the canal towpath, this stylish three bedroom townhouse enjoys lovely views and a south-westerly facing courtyard garden and is perfectly placed for accessing the mainline station and town centre.

Beautifully presented throughout, accommodation includes a superb lower ground floor open-plan kitchen/dining room. Recently upgraded, the extensive contemporary cabinetry comes with integrated dishwasher, washing machine and dryer, and a freestanding fridge/freezer. French doors lead out to the sunny courtyard garden. A WC is located under the stairs.

On the middle/ground floor the light-filled lounge benefits from french doors opening to a generous balcony affording wonderful views of the canal. A study/third double bedroom with bay window is also located on this floor.

The second floor comprises two double bedrooms and a modern family bathroom.

Outside, a shared alleyway provides access through to the rear where a charming south-westerly facing patio garden includes gated access to the canal towpath.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

Situation

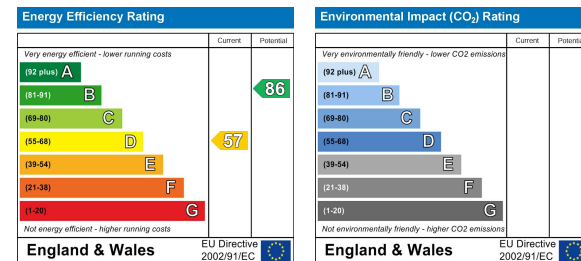
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London (Euston).

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Total area: approx. 108.4 sq. metres (1166.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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