



George Street  
Berkhamsted

# George Street

Berkhamsted

## Offers In Excess Of £425,000

lounge | dining room | kitchen | family bathroom | first floor landing | two double bedrooms | rear garden | NO CHAIN

An attractive two bedroom period home ideally situated in a popular residential area close to the Grand Union canal, within easy walking distance of the town centre and mainline station.

Ground floor accommodation includes two receptions, both featuring wood flooring. A modern galley kitchen is located towards the rear and comes with integrated oven and gas hob, while a door to the side allows access to the garden. The family bathroom lies beyond the kitchen.

The first floor comprises two double bedrooms, both benefitting from built-in storage.

Outside, there is gated side access through to the rear, where a charming garden includes paved and lawned areas. An old flint wall is a lovely feature.

The canal towpath can be accessed nearby, offering scenic walks and an alternate route to the mainline station.

### Services

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

### Situation

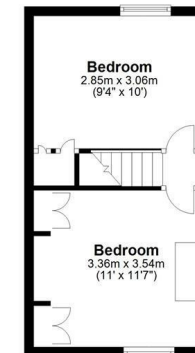
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London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

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

**Ground Floor**  
Approx. 32.4 sq. metres (348.7 sq. feet)

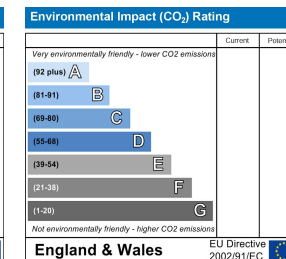
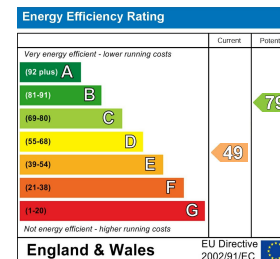


**First Floor**  
Approx. 25.1 sq. metres (269.8 sq. feet)



Total area: approx. 57.5 sq. metres (618.5 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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