



Ellesmere Road
Berkhamsted



Offers In Excess Of £750,000

lower ground floor kitchen | living room | ground floor entrance hall | reception/study | family bathroom | bedroom three | first floor landing | two further bedrooms | front & rear gardens | external store cupboard | off road parking

A charming three-bedroom period home offering flexible living space, large south westerly aspect garden and off-road parking, ideally situated for accessing the town centre and mainline station.





Stepping inside, the ground floor entrance hall leads to a characterful reception/study which features a beautiful fireplace and bay window. This floor also includes the family bathroom and the third bedroom; a versatile space which could easily serve as a playroom or home office.

The lower ground floor kitchen/breakfast room is ideal for family meals. A separate, cosy living room benefits from a wood-burning stove, while french doors give access to the garden and also allow natural light to flood in.

The top floor is home to two generous double bedrooms. Rear-facing windows on the upper floors offer stunning views of the town.

Outside

The property sits on an unusually wide plot, with a desirable southwesterly aspect. The rear garden offers a mix of paved and decked seating areas alongside a generous lawn, perfect for enjoying the sunshine. Additionally, there's the convenience of off-road parking for two vehicles.

Lapsed planning consent for a single-storey extension to the rear highlights the exciting potential of this appealing property, subject, of course, to obtaining new approval.

Tenure

Freehold.



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 M25, while the mainline station provides a fast and frequent service to London (Euston).



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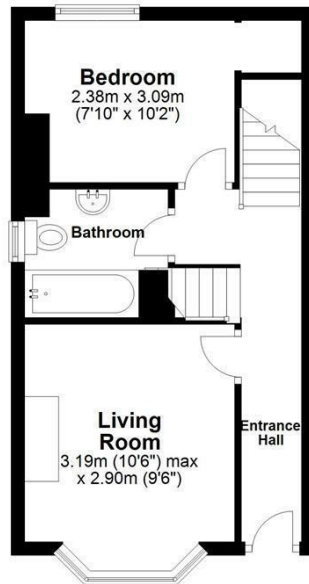
Lower Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



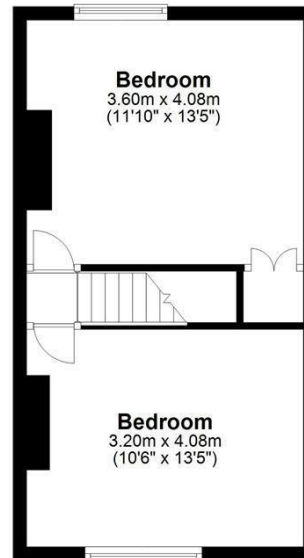
Ground Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



First Floor


Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	88
(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	



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.

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