



Manor Street  
Berkhamsted





## Offers In Excess Of £950,000

entrance hall | living room | kitchen/dining room | WC | first floor landing | master with ensuite shower | two further bedrooms | family bathroom | second floor landing | bedroom | front & rear gardens | off-road parking space

Occupying a prime location within the Conservation Area, just a short walk away from Berkhamsted's vibrant High Street and the mainline station, this stunning four bedroom end-terrace property offers versatile, contemporary accommodation over three floors, plus the convenience of off-road parking.







Beautifully presented throughout, the ground floor of this stylish family home includes a dual-aspect living room with oak flooring and feature fireplace. At the rear, the kitchen/dining room enjoys french doors that open directly out to the terrace, creating a lovely indoor-outdoor connection. The recently refitted kitchen showcases sleek white cabinetry paired with dark granite worktops, along with an integrated oven and gas hob, and space for an American-style fridge/freezer. A downstairs WC is a practical addition.

The first floor principal bedroom benefits from floor-to-ceiling fitted wardrobes plus a modern ensuite shower room. A further two bedrooms on this floor are served by the well-appointed family bathroom. A fourth bedroom on the second floor is currently used as an additional sitting room and home gym; this versatile space also offers useful eaves storage.

#### Outside

A charming, leafy garden to the front is enclosed by wrought iron fencing. There is the convenience of gated side access through to the rear, where the secluded westerly facing garden is thoughtfully designed for easy upkeep and includes a flagstone patio, feature brick wall, mature planting, and artificial turf. An allocated parking space plus visitor parking is available in New Manor Croft.

#### Tenure

Freehold.

Service charge of £425/year covers communal areas, including the parking bay.



#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (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).



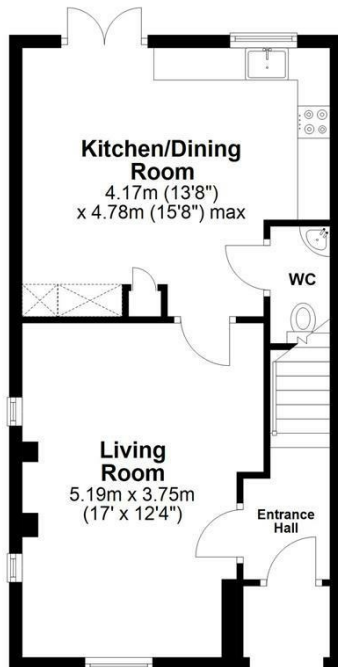


# Manor Street

## Berkhamsted

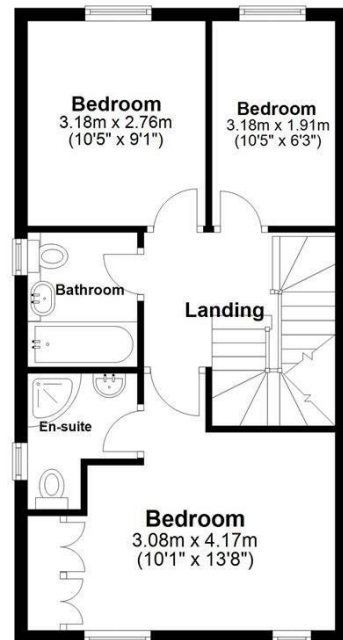
### Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



### Second Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 134.9 sq. metres (1451.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		79	89
		EU Directive 2002/91/EC	



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