



Charles Street | Berkhamsted | HP4 3DF
Offers In Excess Of £1,300,000



A stylish five bedroom period property which skilfully blends character details with contemporary finishes, ideally situated in a prime residential area just a few minutes from the town centre.

Set within the Conservation Area, this beautifully presented family home offers generous and versatile accommodation over four floors.

At the heart of this delightful property, a stunning open-plan kitchen/breakfast/dining room is ideal for entertaining or everyday family living. Contemporary cabinetry features a large island unit, and integrated dishwasher, ovens, and fridge/freezer. Skylights and expansive glazed doors flood the space with natural light, while underfloor heating adds a touch of luxury. The ground floor continues with a bright and spacious sitting room to the front and a separate family/music room in the middle of the house. A handy WC adds convenience.

Downstairs, the basement offers an additional, flexible reception, which is currently used as a gym and TV room. A useful utility room is also tucked away on this floor.

On the first floor, you'll find two double bedrooms and a stylish family bathroom. Another bedroom is located on a half-landing. The top floor houses a further two bedrooms and a modern shower room. From the upper floors, you can take in superb views across the valley to the rear.

Outside

The small front garden features a tiled path and paving, with a wisteria adding a pop of colour.

The enclosed rear garden has been thoughtfully landscaped for easy up-keep, and features a flagstone terrace offering ample space for outdoor dining and relaxing. Steps lead down to tiered areas of artificial turf.

Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

Situation

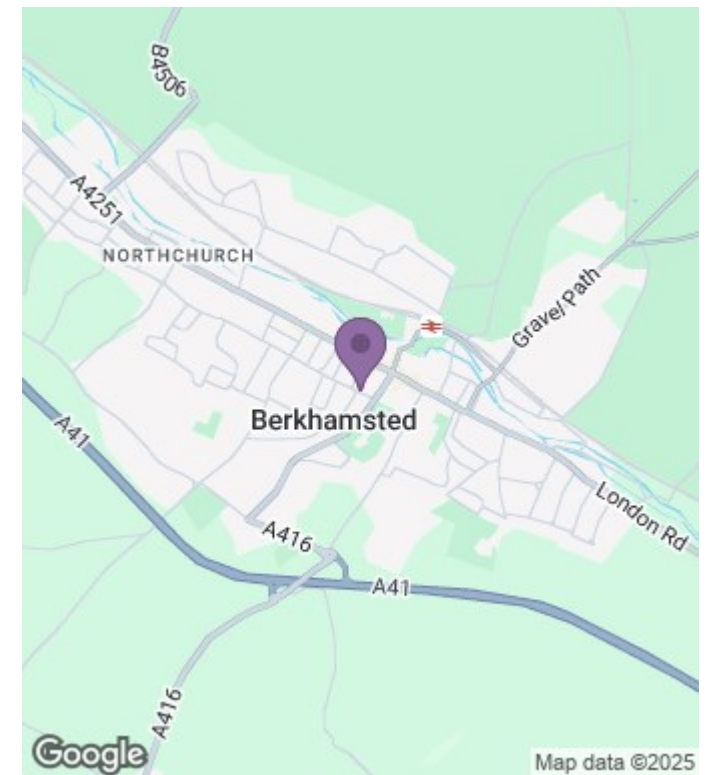
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

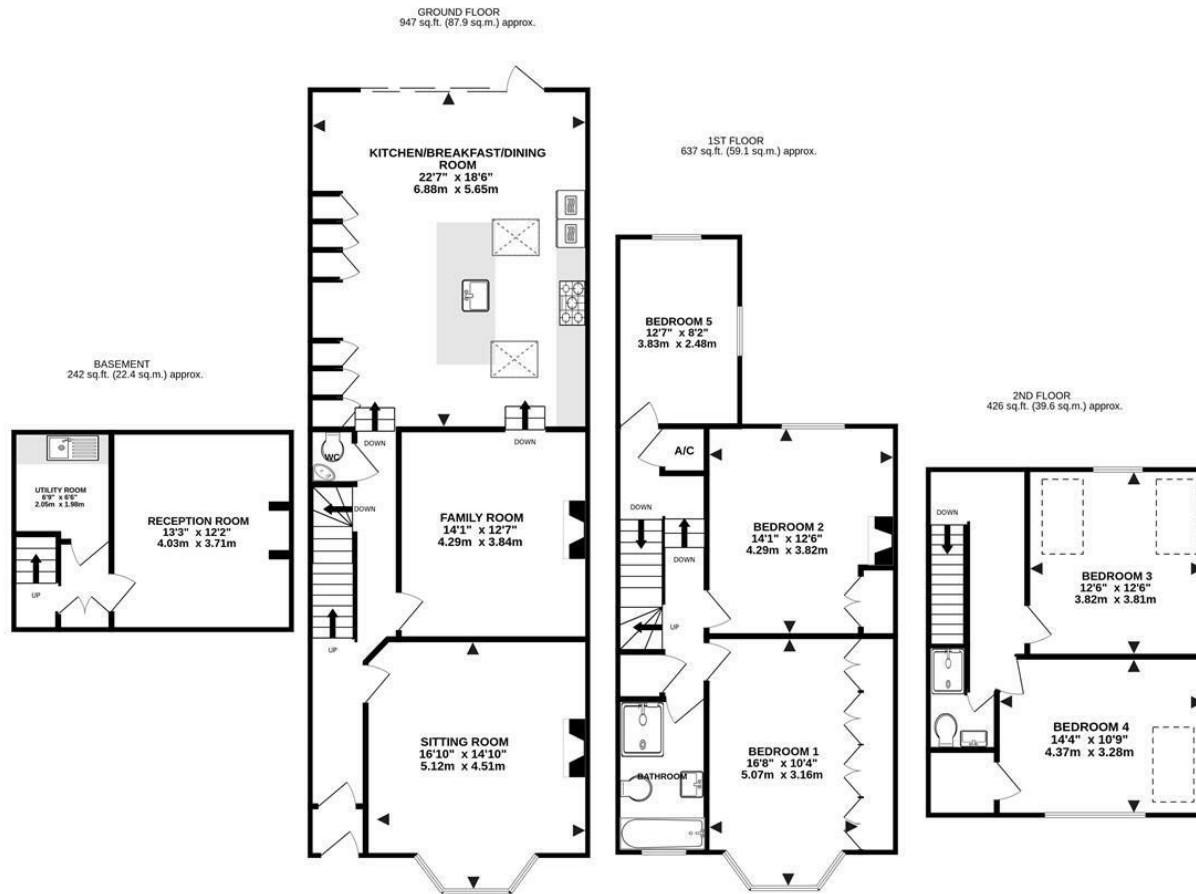






- 2,251 square feet
- Character details throughout
- Contemporary fixtures & fittings
- Flexible accommodation over four floors
- Stunning open-plan kitchen/diner
- Three receptions
- Bathroom and shower room
- Magnificent views
- Popular town centre location
- Conservation area



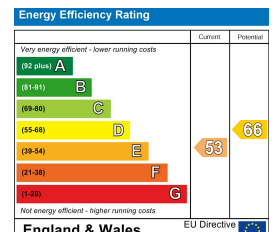


CHARLES STREET, BERKHAMSTED HP4 3DF

TOTAL FLOOR AREA: 2251 sq.ft. (209.1 sq.m.) approx.

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Council Tax Band: G
Tenure: Freehold



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 service to this property nor do we have knowledge of any defects.





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