



Park Street  
Berkhamsted





## Offers In Excess Of £775,000

entrance hall | office | utility | WC | first floor kitchen/dining/living room | study/bedroom | second floor landing | bedroom with WC | two further bedrooms | family bathroom | rear garden | garden studio | store rooms/garage | off-road parking

A modern three/four bedroom townhouse offering spacious and versatile accommodation over three floors. Superbly situated for accessing the town centre and mainline station, also just a minute or two from the Grand Union canal towpath.







Stepping inside, ground floor accommodation comprises an office with a lovely outlook over the garden, a utility room, and a handy WC. The integral garage has been converted into storage space, but could easily be reverted to garaging if preferred.

The majority of the first floor is occupied by a generous, dual-aspect, open-plan kitchen/dining and living room, which offers a warm and welcoming atmosphere for the family to enjoy. It's also a great space for socialising. A study/fourth bedroom can also be found on this floor.

The top floor comprises three good-sized bedrooms and the spacious family bathroom. Conveniently, the largest bedroom comes with its own ensuite WC.

#### Outside

The lovely rear garden has been designed for easy upkeep, featuring a choice of paved and decked seating areas plus a patch of artificial turf. A detached garden room features french doors and extensive glazing, and provides an excellent space for work or creative pursuits.

With off-street parking at the front and everything you need within easy reach - including shops, cafés, schools, and excellent transport links - this modern townhouse ticks all the boxes for contemporary family living.

#### Tenure

Freehold.



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





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Total area: approx. 147.6 sq. metres (1589.0 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  
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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>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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