



William Street
Berkhamsted



Offers In Excess Of £750,000

entrance hall | sitting room | kitchen/dining/family room | WC | first floor landing | four bedrooms | family bathroom | rear garden | off road parking

A stunning four bedroom semi-detached Victorian home, thoughtfully blending period charm with modern fixtures, enjoying a quiet no through road location adjacent to the Grand Union canal.





The characterful sitting room has two sash windows to the front, built-in alcove storage, and a striking period fireplace. The open-plan kitchen/dining/family room is a superb space in which to entertain or spend time with the family. Classically-styled cabinetry includes an island unit with Belfast sink, and there's space for a range cooker. A skylight floods the space with natural light while bifold doors open to the rear garden. A ground floor WC adds to the home's practicality.

On the first floor, you'll find three bedrooms along with the stylish family bathroom. The largest of the bedrooms features a Juliet balcony and fitted wardrobes. The landing also offers useful built-in shelving.

A further bedroom is located on the top floor. This large, bright space, with built-in eaves storage, would make a great home office or hobbies room.

Outside

To the side of the property there is parking for one car and gated access through to the rear. The enclosed rear garden features attractive brick-paved seating areas, lawn, and mature planting. This quaint, private road setting is close to the Grand Union Canal towpath, providing a scenic walking route to the station and beyond.

Tenure

Freehold.



Services

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

Council tax band D (Dacorum).

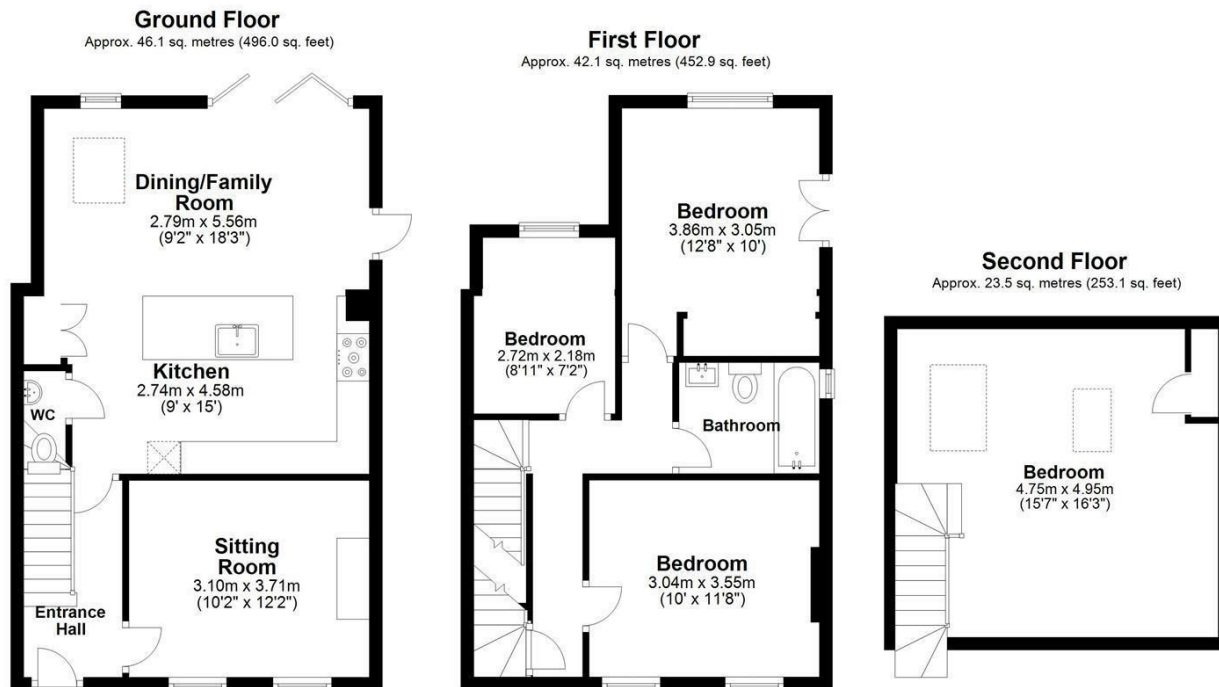
Situation

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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Total area: approx. 111.7 sq. metres (1202.0 sq. feet)

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(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



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