



High Street
Berkhamsted



Offers In Excess Of £500,000

living room | kitchen/dining room | first floor landing | two bedrooms | family bathroom
| loft room | rear garden | garden office & conservatory

A beautifully presented two bedroom character cottage with additional loft room and garden office, conveniently situated within easy walking distance of the town centre and station.





Stepping inside, a characterful and cosy living room includes a feature fireplace and built-in alcove storage. At the rear, the well-equipped kitchen is fitted with modern cabinetry, and includes a butler sink and appliances, and also offers ample space for a table and chairs. Attractive wood flooring runs throughout the ground floor.

On the first floor, you'll find two bedrooms and the modern family bathroom. The spacious principal bedroom features floor-to-ceiling fitted wardrobes.

A light and bright loft room benefits from eaves storage and offers a great space for hobbies, or somewhere for guests to stay.

A useful addition is the separate garden office and conservatory, featuring french doors opening onto the rear terrace.

Outside

The charming rear garden enjoys a sunny aspect and includes a brick-paved seating area; an ideal spot for socialising. Beyond this, there's an area of lawn and a summerhouse with decking.

This lovely home is situated a short, level walk from High Street amenities, and the mainline station is also within easy reach.

Tenure

Freehold.



Services

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

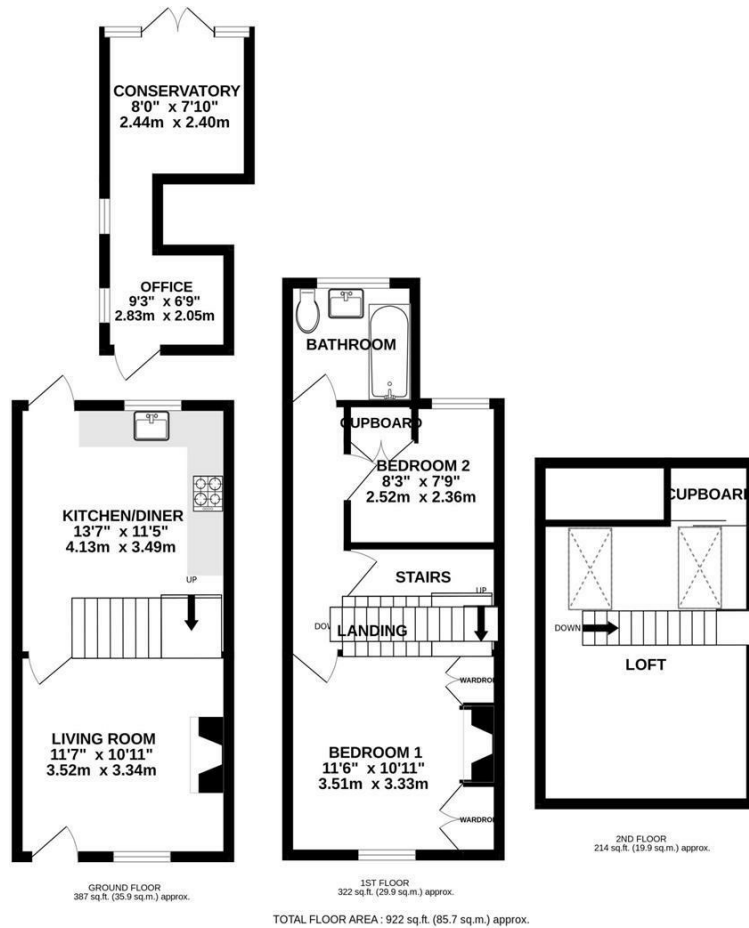
Council tax band C (Dacorum).

Situation

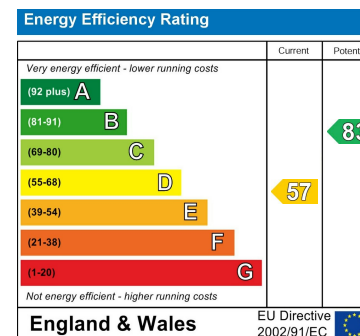
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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



High Street Berkhamsted



This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



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.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

