



127 High Street
Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

One of our favourite houses in the town, this fantastic Grade II listed four bedroom home is presented in excellent order and benefits from a south facing garden, detached double garage and parking for several vehicles. 127 High Street is ideally located in the heart of the town providing convenient access to amenities and the mainline station.

Ground Floor

- Entrance hall
- Study/ Snug
- Dining room
- Sitting room
- Kitchen/ dining/ family room
- Utility room
- Cloakroom with shower
- Access to the cellar

First Floor

- Two double bedrooms with en-suite
- Two further double bedrooms
- Spacious bathroom with separate shower

Outside

- Parking on cobbles to front
- Driveway parking & double garage to rear
- South facing rear garden



A wonderful four bedroom, three reception room home offering well proportioned accommodation in excess of 2,500 sq.ft. The current owners have enjoyed 127 High Street for the past 11 years having undertaken a complete renovation and extension programme on purchasing the property. The entrance hall provides direct access to the three principal reception rooms. To the front aspect is the study/ snug and dining room which enjoy quiet views of the bustling High Street and picturesque St. Peter's church. The sitting room is of generous proportions with double doors leading out to the impressive open plan kitchen/ breakfast/ family room with underfloor heating. Two sets of bi-fold doors lead on onto an attractive limestone terrace. Completing the ground floor accommodation, there is a utility room and cloakroom with a shower. Stairs lead down from the hallway to the cellar. On the first floor, there are two double en-suite bedrooms, two further double bedrooms and a good size bathroom with bath and separate shower. The large loft is boarded and accessed by a pull down ladder. Outside the generously proportioned terrace is ideal for entertaining. Stairs rise up to the lawn which leads onto the gated driveway and double garage. There is a side passage providing access from the rear garden through to the front of the property.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.

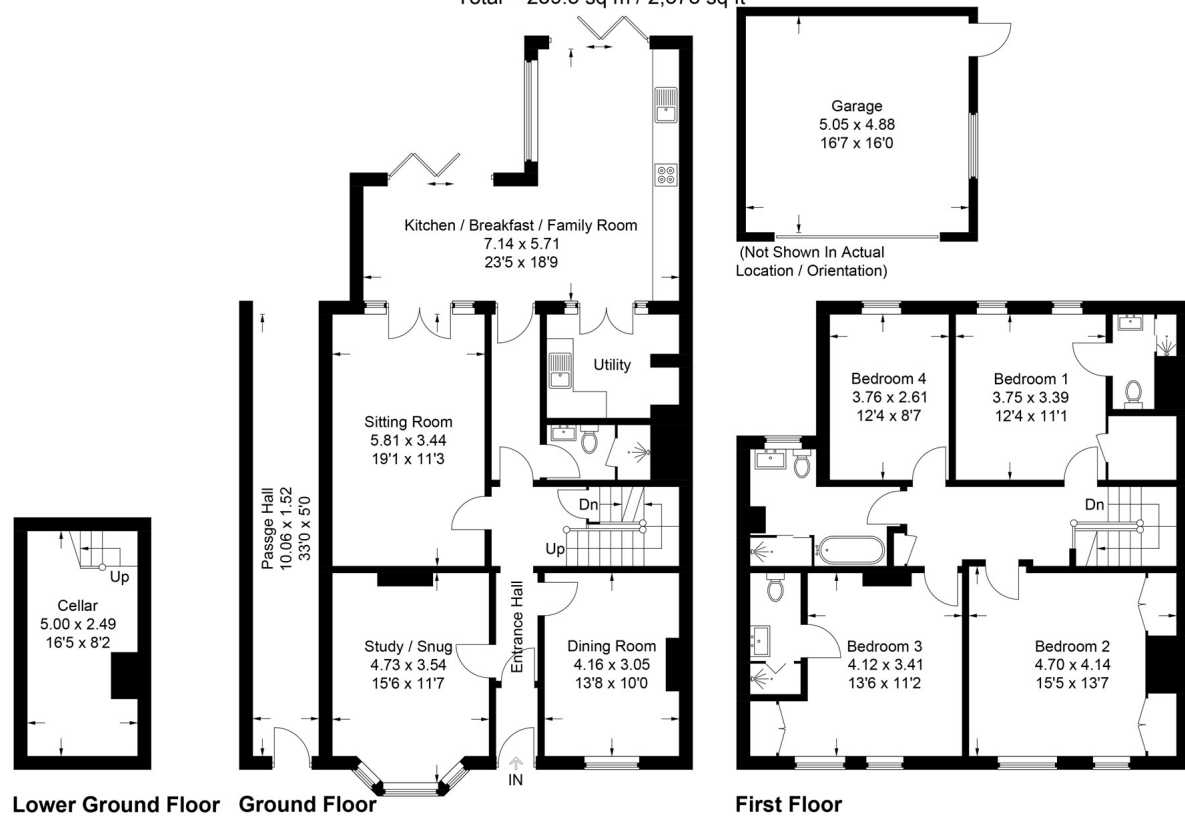


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: C

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area
 Lower Ground Floor = 12.7 sq m / 137 sq ft
 Ground Floor = 111.1 sq m / 1,196 sq ft
 First Floor = 91.0 sq m / 979 sq ft
 Garage = 24.7 sq m / 266 sq ft
 Total = 239.5 sq m / 2,578 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country