



12 Manor Street
Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

An attractive and characterful four bedroom semi-detached period home, with the rare benefit of off road parking. The property is situated in the heart of Berkhamsted's conservation area and just a short stroll from the High Street and mainline station.

Ground Floor

- Entrance hall
- Sitting room
- Family room
- Kitchen
- Dining room
- Cloakroom

First Floor

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

Outside

- South and westerly facing garden
- Off road parking



A handsome Victorian property yet built in the style of Georgian architecture offering excellent accommodation and conveniently located for access to the High Street and mainline station. The entrance hall leads through to two of the three reception rooms. The sitting room is of particular note, being triple aspect, it is flooded with natural light and has an open fire. The family room is adjacent to the sitting room with a large window to the front aspect, feature fireplace and alcove storage. The kitchen and dining room are semi open plan with views of the rear garden. On the first floor, there are two double bedrooms; the principal bedroom is generously proportioned measuring 4.01m x 3.76m. There are also two further bedrooms and a spacious bathroom with separate shower. Outside the rear garden has two terraces ideal for enjoying the sun, an area of lawn and mature flower beds. A gate provides access from the rear garden onto the driveway to the front providing off road parking. EPC Rating E.





Property



Excellent choice of private and state funded nursery, primary and secondary schools within the town and surrounding area.



Mainline rail service from Berkhamsted to London Euston in approx 34 mins.



Excellent choice of independent shops and High Street brands along the High Street.



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

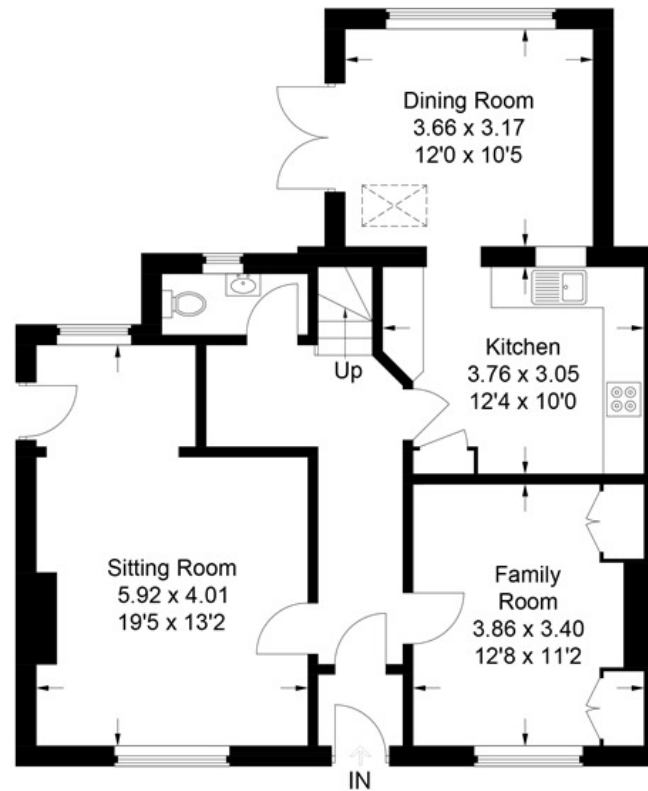


A range of sporting clubs and recreational facilities including football, tennis, cricket, rugby and golf clubs. Nearby Ashridge estate ideal for cycling, horse riding and dog walks.

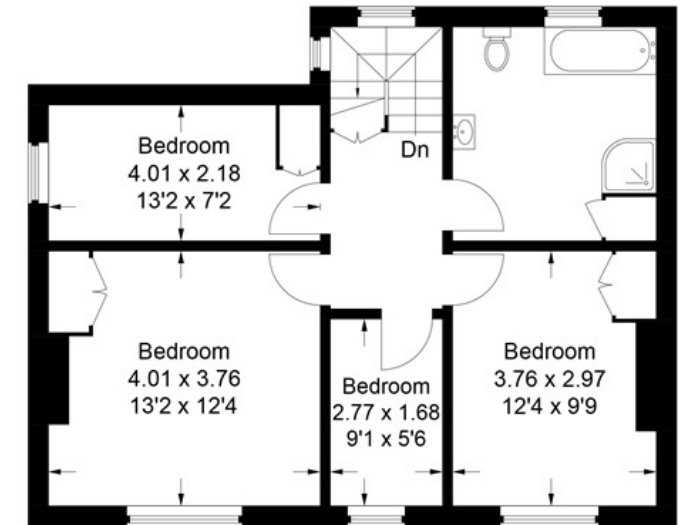


Extensive choice of places to dine out with numerous restaurants, gastro pubs, cafes and pubs in the town and surrounding area.

Approximate Gross Internal Area
 Ground Floor = 74.0 sq m / 797 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Total = 132.3 sq m / 1,424 sq ft



Ground Floor



First Floor

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.

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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.