



49 George Street
Berkhamsted | Hertfordshire

FINE & COUNTRY



The property

A charming and characterful two bedroom cottage situated on a desirable residential road in the conservation area. Located moments from the canal and within walking distance of the station and High Street.

Ground Floor

- Sitting room with feature fireplace and log burner
- Kitchen
- Rear lobby providing access to garden
- Bathroom

First Floor

- Two double bedrooms

Outside

- Shared rear garden
- Brick built store with patio in front



The front door of the property opens into the characterful sitting room which has a feature brick fireplace with wood-burning stove as its focal point, plantation shutters to the windows, wood flooring, and useful built-in shelving and cupboards. The well-appointed kitchen includes an integrated oven, gas hob and space for a dishwasher with ample storage and space for a breakfast table. The rear lobby gives access to the family bathroom and there is a door to the garden. On the first floor, the main bedroom is situated at the front of the property with a large sash window and an attractive feature fireplace. The second bedroom features built-in storage and overlooks the garden. The loft offers potential for conversion (STPP). Outside, to the rear, is an open-plan garden with shared area of lawn, and brick built outside store with patio in front. The canal towpath can be accessed just across the road, providing scenic walks and an excellent alternative route to the mainline station.





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.

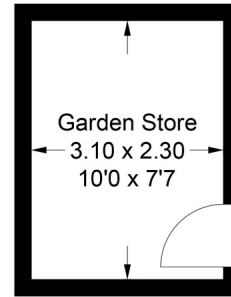


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

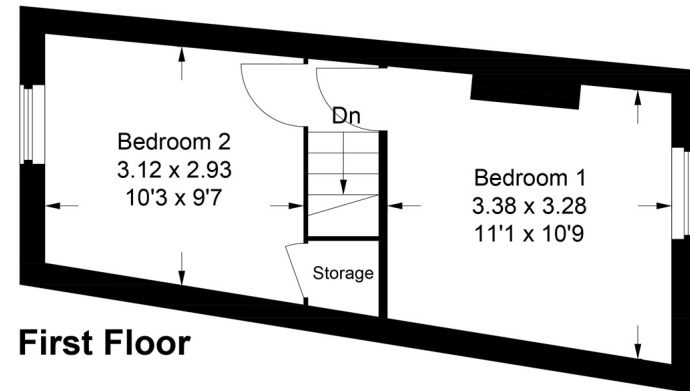
EPC Rating: C

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.

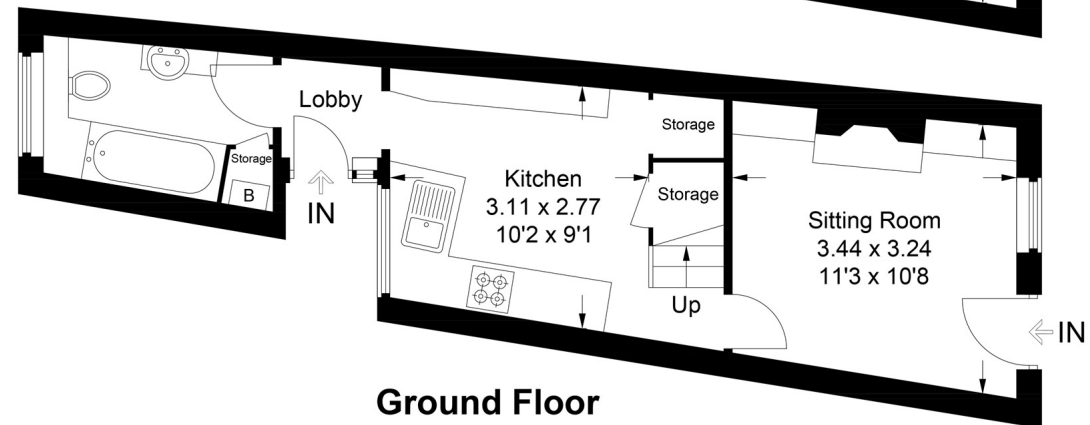
Approximate Gross Internal Area
 Ground Floor = 29.1 sq m / 313 sq ft
 First Floor = 22.5 sq m / 242 sq ft
 Garden Store = 7.1 sq m / 76 sq ft
 Total = 58.7 sq m / 631 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground 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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