



109 George Street
Berkhamsted | Hertfordshire | HP4 2EJ



The Property

A delightful and beautifully presented three bedroom Victorian home located on a popular residential road moments from the canal and within walking distance of the High Street and train station. The property is offered to market with no upward chain.

Ground Floor

- Entrance Hall
- Sitting room with feature fireplace and log burner
- Dining room
- Kitchen/breakfast room with door to garden
- Cloakroom

First Floor

- Principal bedroom with fitted wardrobes
- Two further bedrooms
- Family bathroom

Outside

- Beautifully landscaped rear garden
- Area of lawn and decked terrace
- Shed
- Home office/garden room



The entrance hall leads to all principal rooms to the ground floor. The sitting room is located to the front of the property and is flooded with natural light from a pretty bay window and has a feature fireplace with log burner. A charming cast iron fireplace takes centre stage in the dining room where there is also ample under stairs storage. This space seamlessly connects to the extended kitchen/breakfast room with vaulted ceiling, which offers a delightful space in which to entertain or gather as a family. There is a door leading to outside and a cloakroom to the rear. To the first floor, the landing provides access to three bedrooms and a family bathroom; the principal bedroom is located to the front of the property and is wonderfully light and spacious with large sash windows and fitted wardrobes. Outside the garden is accessed via steps leading to an area of lawn which is bordered by a pretty picket fence, which in turn leads to a decked entertaining terrace and the useful home office/garden room. There is also a wooden shed for storage. The property offers further potential for extension subject to the necessary planning consents.





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: D

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 = 51.8 sq m / 557 sq ft
First Floor = 39.2 sq m / 422 sq ft
Office = 7.4 sq m / 80 sq ft
Total = 98.4 sq m / 1059 sq ft

