



43 Charles Street
Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

An exceptional five bedroom detached property with off street parking situated in the heart of this vibrant and popular market town.

Ground Floor

- Entrance hall
- Sitting room
- Family room
- Kitchen/ dining room
- Cloakroom and utility room
- Access to the cellar

First Floor

- Three double bedrooms
- Shower room
- Family bathroom

Second Floor

- Two double bedrooms
- Study
- Bathroom

Outside

- Decked terrace
- South facing rear garden
- Raised BBQ and dining area with pergola
- Gated side access
- Driveway parking



A fantastic family home which has been much improved by the current owners offering spacious and well presented living, within walking distance to the High Street and train station. There is a large and welcoming entrance hall which leads through to the principal reception rooms of the house. The sitting room has an open fire and bespoke cabinetry to the alcoves and wonderful views across the town. The family room also has an open fireplace and can be accessed either from the main hallway or via the sun room which is a glazed space which links through to the kitchen/ dining room. This large open plan space is perfect for entertaining family and friends. There is a sofa area for relaxing and the dining area enjoys pleasant views of the south facing rear garden and French doors and a single door which lead out onto a decked patio area. From the hallway, there is a cloakroom which also provides access to the utility room. Stairs lead down from the hallway to the cellar which provides excellent storage and a window enables some natural light. On the first floor, there are three double bedrooms; of particular note is the bedroom to the front aspect which is currently used as the principal and has superb elevated views across the town. There is also a bathroom and a shower room. On the second floor there are two further double bedrooms, a study and a bathroom. The rear garden is south facing and has been landscaped to enhance the space for entertaining. Accessed from the kitchen dining room, there is a decked area which leads up onto the raised lawn and a superb BBQ space with large patio and aluminium pergola with an adjustable slatted roof which allows for sunlight or cover. To the front there is driveway parking for one vehicle.





The Area



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



Mainline fast rail service from Berkhamsted to London Euston approx 32 mins.



A choice of independent shops and recognised high street retailers as well as a Waitrose, M&S Food Hall and Tesco.



Excellent road links with easy access on the edge of town to the A41 and onto M25 and M1.



A wide choice of sports clubs and recreational facilities including the 5,000 acre Ashridge Estate.



There are many restaurants, pubs, coffee shops to choose from to either enjoy breakfast, lunch or dinner.

Approximate Gross Internal Area
 Lower Ground Floor = 21.5 sq m / 231 sq ft
 Ground Floor = 109.2 sq m / 1,175 sq ft
 First Floor = 76.7 sq m / 825 sq ft
 Second Floor = 52.2 sq m / 562 sq ft
 Total = 259.6 sq m / 2,793 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.
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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.