

Church Road, Little Berkhamsted, SG13 8LY

Price: £595,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A rare opportunity to purchase this beautiful 2 bedroom cottage which dates back to the 1700's. Situated within this desirable village of Little Berkhamsted. The current occupiers have greatly improved it and benefits from an extended kitchen/conservatory area, great size lounge, ground floor cloakroom, large bathroom, stunning rear garden which is west facing and approx 30ft, summer house and side access. An internal viewing is highly recommended.

- BEAUTIFUL 2 BEDROOM COTTAGE
- DATES BACK TO THE 1700's
- GREAT SIZE LOUNGE
- EXTENDED KITCHEN/CONSERVATORY AREA
- GROUND FLOOR CLOAKROOM
- LARGE BATHROOM
- STUNNING 30FT WEST FACING REAR GARDEN
- SUMMER HOUSE
- SIDE ACCESS
- DESIRABLE VILLAGE

www.vanessamccallumestates.co.uk

Church Road, Little Berkhamsted, SG13 8LY



Price: £595,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

FEATURES

DESCRIPTION

A rare opportunity to purchase this beautiful 2 bedroom cottage which dates back to the 1700's. Situated within this desirable village of Little Berkhamsted. The current occupiers have greatly improved it and benefits from an extended kitchen/conservatory area, great size lounge, ground floor cloakroom, large bathroom, stunning rear garden which is west facing and approx 30ft, summer house and side access. An internal viewing is highly recommended.

ACCOMMODATION

LOUNGE
KITCHEN/CONSERVATORY AREA
GROUND FLOOR CLOAKROOM

2 BEDROOMS
FAMILY BATHROOM

SUMMER HOUSE
STUNNING 30FT WEST FACING REAR GARDEN
SIDE ACCESS

LOCATION

Church Road is the main road that runs through the small village of Little Berkhamsted. You are a stone's throw from the village shop, pub/restaurant (Five Horseshoes), park and Church. Bayford, Brookmans Park, Hertford and Cuffley are only a short drive away where there are mainline railway stations which give access into London which stop at Finsbury Park and Moorgate. The A414 is also only a short drive away.

SERVICES

Oil heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

East Hertfordshire

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

Church Road, Little Berkhamsted, SG13 8LY



Price: £595,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



www.vanessamccallumestates.co.uk

Church Road, Little Berkhamsted, SG13 8LY

Price: £595,000
Freehold



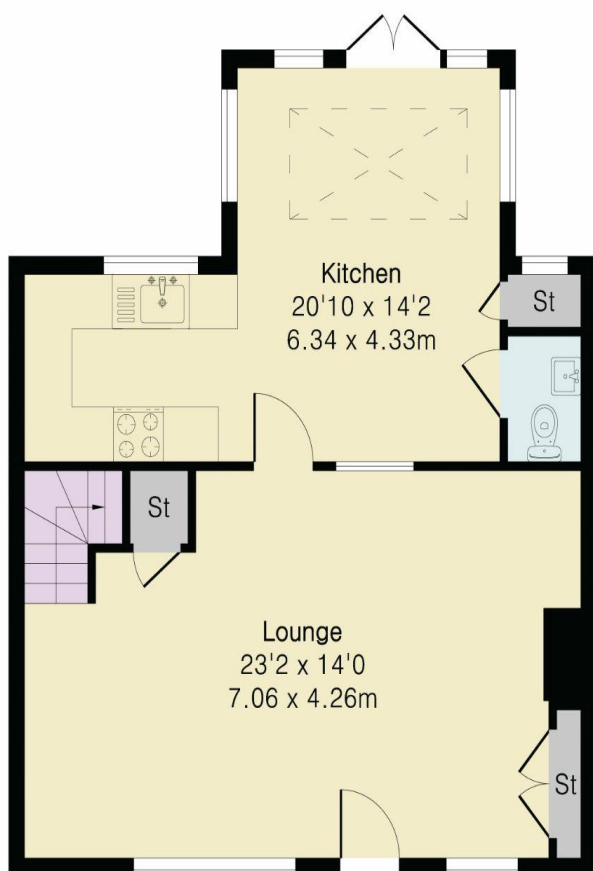
Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 980 sq ft - 91 sq m
(Excluding Outbuilding)

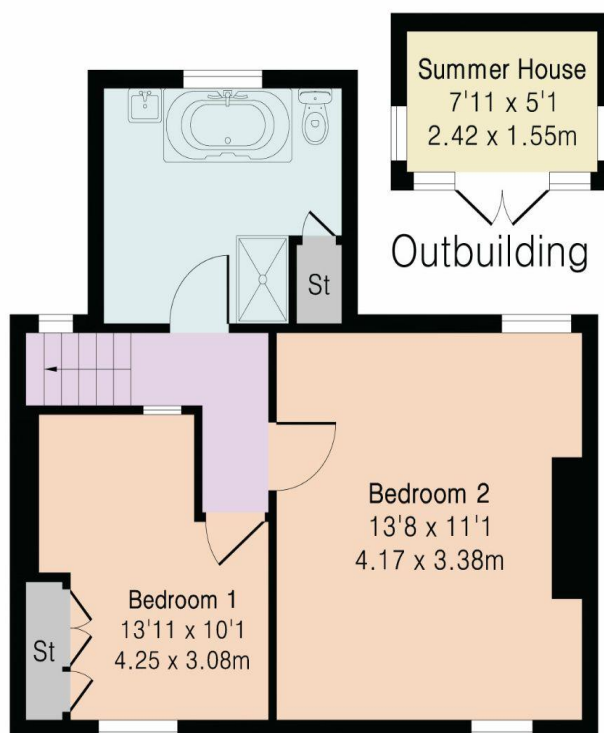
Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 411 sq ft – 38 sq m

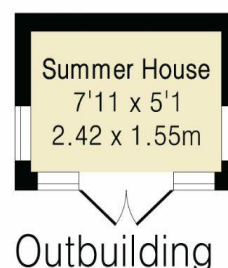
Outbuilding Area 40 sq ft – 4 sq m



Ground Floor



First Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

