



**Connells**

High Street  
Berkhamsted



### Property Description

This very special landmark building is arranged over basement, ground and first floors. Extending to approximately 2,047 sq.ft., the property boasts generous proportions, impressive ceiling heights and a wealth of period character.

The ground floor features a welcoming entrance hall, an impressive 27ft living room with fireplace, a separate dining area and kitchen to the rear, plus a cloakroom - with excellent scope to reconfigure and create a striking open-plan kitchen/family space (subject to listed building consent).

The first floor provides four well-proportioned bedrooms, including a spacious principal bedroom with dressing area, served by a family bathroom and additional WC. Two substantial basement chambers further enhance the versatility, offering storage or conversion potential (subject to consent).

The property further benefits from a pretty courtyard garden which offers privacy and seclusion from neighbouring properties, along with a gated off-road parking space.

Requiring refurbishment and sympathetic updating, this is an exceptional opportunity for buyers with vision to create a truly special home, moments from Berkhamsted's shops, cafés and mainline station with fast links to London Euston.

### Lounge

27' 3" x 18' 4" ( 8.31m x 5.59m )

### Dining Room

12' 10" x 12' 7" ( 3.91m x 3.84m )

### Kitchen

10' 10" x 9' 2" ( 3.30m x 2.79m )

### Bedroom One

16' 1" max x 13' 1" max ( 4.90m max x 3.99m max )

### Bedroom Two

12' 6" x 10' 10" ( 3.81m x 3.30m )

### Bedroom Three

13' 5" x 10' 10" ( 4.09m x 3.30m )

### Bedroom Four

12' 2" x 10' 10" ( 3.71m x 3.30m )









**Total floor area 190.2 m<sup>2</sup> (2,047 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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