



Holiday Street

Berkhamsted



Offers In Excess Of £700,000

entrance hall | lounge | dining room | kitchen & family room | cloaks/wc
first floor landing | bedroom one | two further bedrooms | family bathroom with separate
shower | rear garden | front garden | side alleyway

Gorgeous three bedroom period home, ideally located on a charming side road within the Conservation area, just a moment's walk from the town centre and main line station.





This stunning period home is full of charm, blending timeless character with a beautifully refined contemporary finish. Thoughtfully presented to a high standard, the interior complements the home's original features while offering modern comfort throughout.

The property features a bespoke kitchen, a stylish bathroom with separate shower, and a delightful garden.

The layout flows effortlessly, leading from a cosy lounge and separate dining room into a lovely kitchen/breakfast and family area. Double doors open onto a sunny patio and garden, creating a perfect space for relaxing or entertaining.

Upstairs, the home continues to impress with three well proportioned bedrooms. The family bathroom is beautifully appointed, featuring both a bath and a separate shower, combining style and practicality for modern living.

Services

Gas fired boiler serving domestic hot water and heating.
Mains water, electricity and drainage.

Council tax band D (Dacorum).

Tenure

Freehold.

Situation

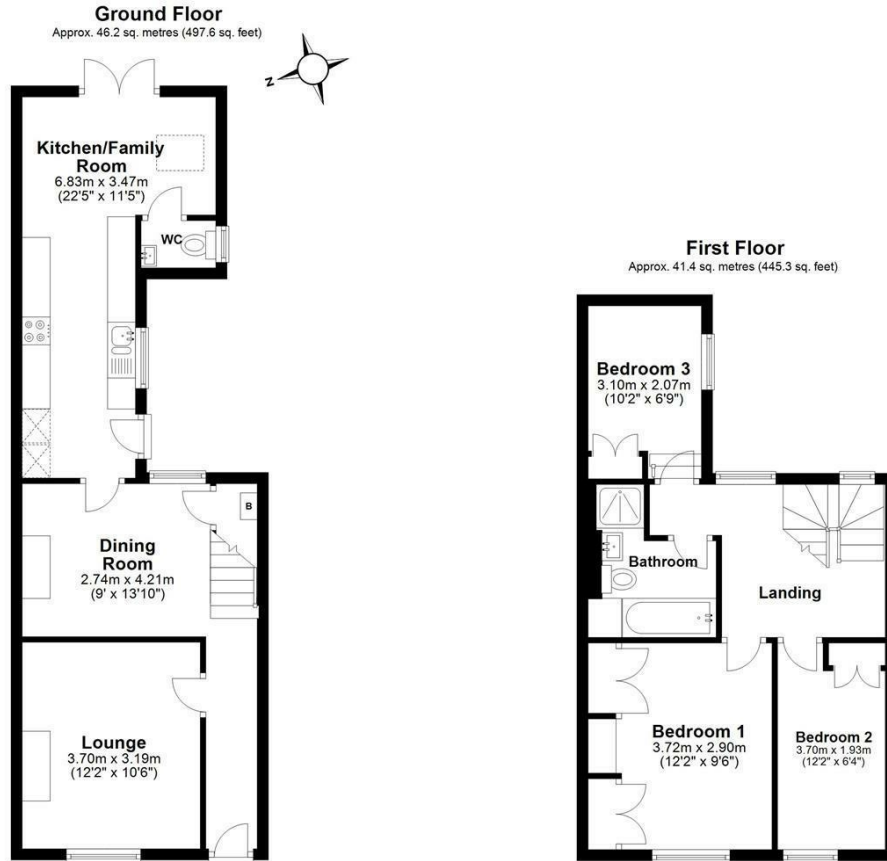


Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



Holiday Street

Berkhamsted



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

