



George Street
Berkhamsted



Offers In Excess Of £650,000

sitting/dining room | kitchen | first floor landing | two bedrooms | family bathroom with separate shower | second floor double bedroom | courtyard garden

Located on one of Berkhamsted's desirable central streets, this beautifully refurbished three bedroom period cottage dates from the mid 1860s. One of only a few cottages on the street dating from this period, it retains a wealth of original character while offering stylish contemporary accommodation arranged over three floors. NO CHAIN.





The ground floor is centred around a generous sitting and dining room, currently arranged as two separate sitting areas, providing an inviting space for both everyday living and entertaining. An original working brick fireplace adds character, while to the rear, the separate kitchen diner has been finished with high quality contemporary design and features Crittall style patio doors opening directly onto the garden.

The first floor provides two well proportioned bedrooms alongside a luxurious family bathroom, complete with a bath and separate shower, wash basin and WC.

The second floor is given over to a particularly generous third bedroom with useful eaves storage. A versatile room, it could be used as a principal bedroom, guest bedroom or home office.

Despite its traditional exterior, the property has a wonderfully light and spacious feel, with well defined rooms and a thoughtful blend of period features and contemporary design throughout. Originally an end of terrace property, the house benefits from a double thickness party wall to one side and an alleyway to the other, creating an unusually quiet and peaceful setting for a home on George Street.

Outside

To the rear is a beautifully private, terraced courtyard garden, conveniently accessed directly from the kitchen as well as via a shared side passage running along the alleyway. A particularly appealing outdoor space, it enjoys a good degree of sunshine when the weather allows, providing a peaceful and secluded setting for relaxing or entertaining.

Tenure

Freehold.



Services

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

Council tax band D (Dacorum).

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).



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Approximate Gross Internal Area
 Ground Floor = 34.4 sq m / 370 sq ft
 First Floor = 30.0 sq m / 323 sq ft
 Second Floor = 22.6 sq m / 243 sq ft
 Total = 87.0 sq m / 936 sq ft
 (Including Eaves)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	77
	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.

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