



Charles Street

Berkhamsted



Offers In Excess Of £750,000

entrance hall | living room | dining room | kitchen/breakfast room | first floor landing | three bedrooms | family bathroom | front & rear gardens | garage parking

Featuring stylish accommodation enhanced by period details, this attractive three bedroom family home is situated in a popular residential area just a couple of minutes from Berkhamsted's thriving High Street.





Beautifully presented throughout, this delightful period property offers a wealth of charm and character. There's excellent potential to extend, subject to planning consent.

Stepping inside, the elegant front reception includes a bay window, picture rails, feature fireplace, and useful alcove storage. The dining room comes with a wood-burning stove flanked by fitted cupboards and shelving, and provides an ideal setting for family meals or entertaining guests. The generous kitchen/breakfast room features classic cabinetry housing all of the essentials, including a Belfast sink, fridge, freezer, range cooker, and dishwasher. From the kitchen, glazed double doors allow access to the rear garden.

Upstairs, you'll find three good-sized bedrooms. The family bathroom includes traditional fixtures and tongue and groove panelling.

Outside

The small front garden features characterful brickwork and mature shrubs.

The rear garden benefits from a southwesterly aspect and has been designed for easy upkeep. A sheltered patio area adjacent to the house is an ideal spot to enjoy a sundowner. Steps lead up to an area of artificial turf complemented by mature planting. At the far end of the garden, a detached garage, accessed via Hamilton Road, is a great asset in this town centre location.

Tenure

Freehold.



Services

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

Council tax band E (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 = 51.2 sq m / 551 sq ft
 First Floor = 50.1 sq m / 539 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 116.8 sq m / 1,257 sq ft



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		70	
(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.

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