



Bedford Street
Berkhamsted



Offers In Excess Of £585,000

sitting/dining room | kitchen | first floor landing | three bedrooms | family bathroom | rear garden

Situated on a peaceful residential street, just a short walk from Berkhamsted's mainline railway station, the Grand Union Canal and the vibrant high street, this beautifully presented and deceptively spacious three-bedroom cottage offers stylish, contemporary living in a highly convenient location.





Thoughtfully improved by the current owners, the property combines character with modern practicality. Stepping inside, you are welcomed into a bright open-plan living space where the sitting and dining areas flow seamlessly into a beautifully fitted kitchen. Featuring high-quality integrated appliances and a striking vaulted ceiling, the kitchen is filled with natural light, while doors open directly onto the landscaped rear garden, creating an ideal space for everyday living and entertaining. The dining area benefits from bespoke built-in banquette seating with useful storage, complemented by upgraded lighting throughout the ground floor.

Upstairs are three well-proportioned bedrooms, including an excellent principal bedroom with built-in storage. A beautifully appointed family bathroom completes the accommodation, while restored original floorboards on the staircase and first floor add warmth and character.

Further benefits include on-street parking space for one car, an EV charging point, improved side access, a replacement boiler installed in 2021, gas central heating, double glazing throughout, a regularly serviced fireplace and a fully boarded loft providing excellent additional storage.

Outside

The sunny rear garden has been thoughtfully landscaped for low-maintenance enjoyment and benefits from outdoor lighting and power, making it a wonderful space to relax or entertain.



Tenure

Freehold.

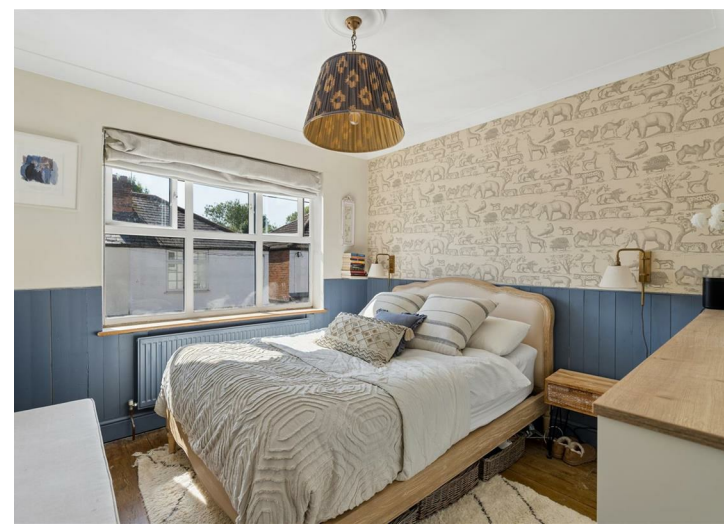
Services

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

Council tax band D (Dacorum).

Situation

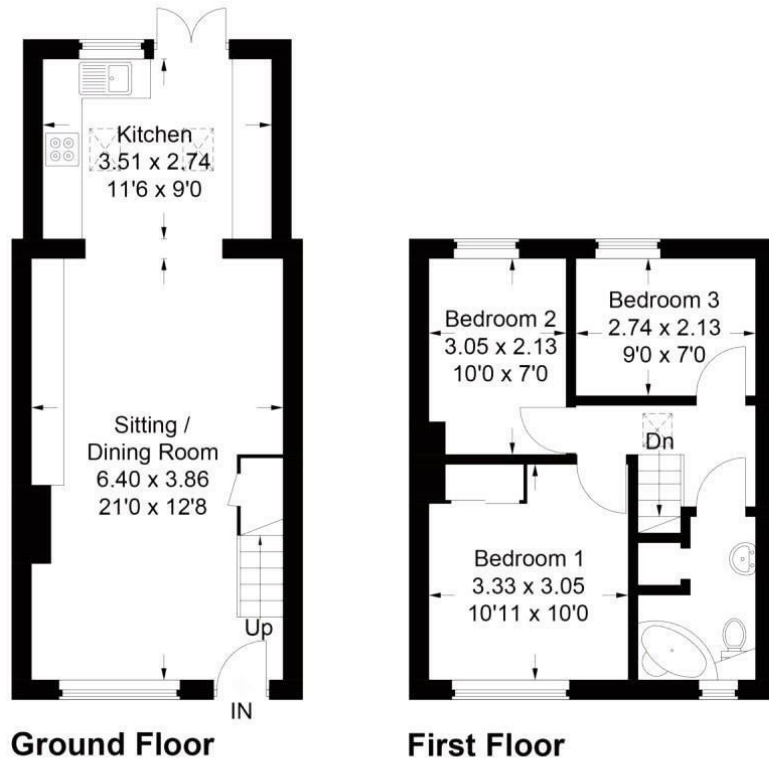
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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



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Approximate Gross Internal Area
Ground Floor = 35.8 sq m / 385 sq ft
First Floor = 32.2 sq m / 347 sq ft
Total = 68 sq m / 732 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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		69	80
		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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