



REGENT
ESTATES

GEORGE STREET, BERKHAMSTED

£450,000 Freehold

ACCOMMODATION

Situated on the desirable George Street, this beautifully presented two-bedroom character home offers stylish and well-maintained accommodation arranged over two floors.

The ground floor features an impressive open-plan sitting/dining room providing a bright and welcoming living space ideal for both relaxing and entertaining.

To the rear of the property is a well-appointed kitchen, recently renovated by the current owners with a quartz worktop and a range of units, providing practical workspace and storage. The newly renovated ground floor bathroom is attractively presented and finished to a high standard.

Upstairs, the property offers two well-proportioned bedrooms, including a generous main bedroom and a further comfortable second bedroom which could also serve as a nursery, guest room, or home office.

Externally, the detached outbuilding - which already benefits from power and data connections - provides valuable additional storage and offers huge potential for a workshop, studio, or home office. The rear garden, now extensively relandscaped and with no rights of access for others, offers a tranquil setting for relaxing and entertaining friends.

The property is conveniently positioned within easy reach of local amenities, transport links including an approx. 8-minute walk to Berkhamsted mainline station, and the attractive surrounding countryside that makes this Hertfordshire location so popular.

Presented in excellent condition throughout, this charming home successfully combines character, comfort, and practicality, making it an ideal first-time purchase, downsizing opportunity, or investment property.

While the current owners will miss the strong community spirit, local pubs, canal and proximity to the town centre, they are moving on due to a growing family - leaving behind a much-loved home ready for its next chapter.

LOCATION

OUTSIDE

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

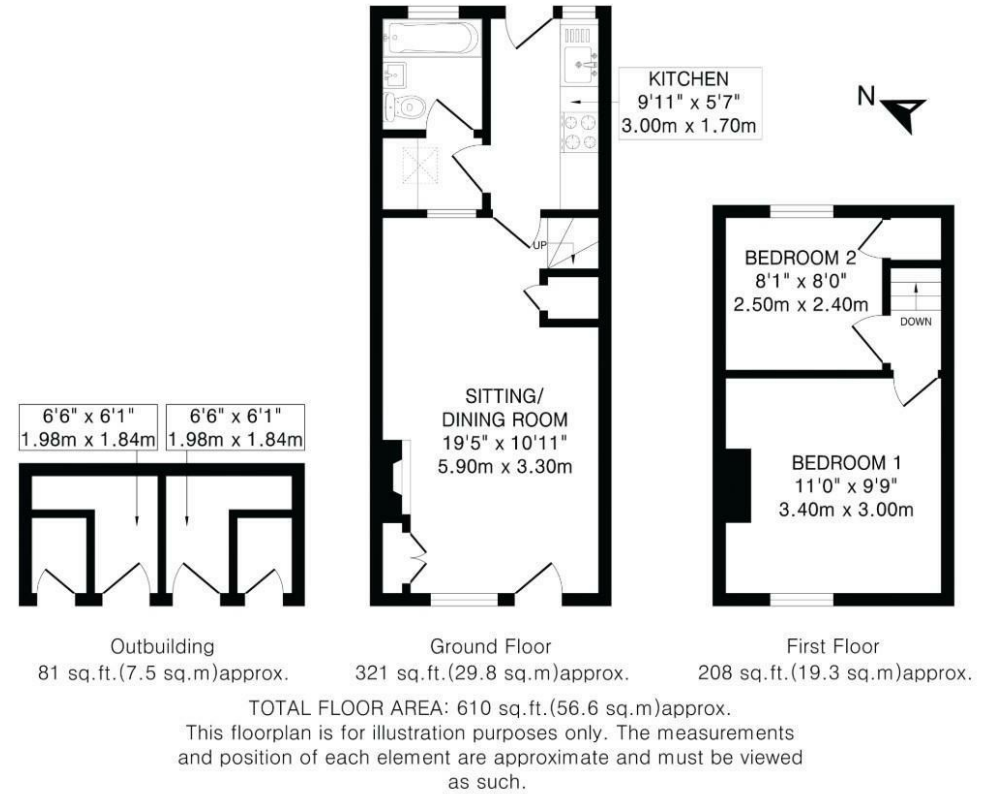
01442 877878

141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com







REGENT
ESTATES

TELEPHONE: 01442 877878
141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com