



Connells

High Street
Berkhamsted



Property Description

This very special landmark building is arranged over basement, ground and first floors. Extending to approximately 2,047 sq.ft., the property boasts generous proportions, impressive ceiling heights and a wealth of period character.

The ground floor features a welcoming entrance hall, an impressive 27ft living room with fireplace, a separate dining area and kitchen to the rear, plus a cloakroom - with excellent scope to reconfigure and create a striking open-plan kitchen/family space (subject to listed building consent).

The first floor provides four well-proportioned bedrooms, including a spacious principal bedroom with dressing area, served by a family bathroom and additional WC. Two substantial basement chambers further enhance the versatility, offering storage or conversion potential (subject to consent).

The property further benefits from a pretty courtyard garden which offers privacy and seclusion from neighbouring properties, along with a gated off-road parking space.

Requiring refurbishment and sympathetic updating, this is an exceptional opportunity for buyers with vision to create a truly special home, moments from Berkhamsted's shops, cafés and mainline station with fast links to London Euston.

Lounge

27' 3" x 18' 4" (8.31m x 5.59m)

Dining Room

12' 10" x 12' 7" (3.91m x 3.84m)

Kitchen

10' 10" x 9' 2" (3.30m x 2.79m)

Bedroom One

16' 1" x 13' 1" (4.90m x 3.99m)

Bedroom Two

12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom Three

13' 5" x 10' 10" (4.09m x 3.30m)

Bedroom Four

12' 2" x 10' 10" (3.71m x 3.30m)









Total floor area 190.2 m² (2,047 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: E Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STA317670



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317670 - 0006