Cross Oak Road

Berkhamsted

Offers In Excess Of £750,000

lounge | kitchen/dining/family room | family bathroom | first floor landing | two double bedrooms | second floor principal bedroom with ensuite shower | eaves storage | garden | off road parking

VIEWINGS FROM SATURDAY 3RD OCTOBER. An immaculate Victorian family home dating from the 1800s, with three double bedrooms and a refined blend of period character and contemporary living. Set in Berkhamsted's Conservation Area, it's within easy walking distance of the High Street and mainline station, with private parking.

The ground floor has a welcoming lounge with a charming fireplace, alongside the family bathroom and an impressive open plan kitchen, living and dining space. Solid oak parquet flooring runs seamlessly throughout the lounge and main living areas, giving the ground floor a cohesive and understated feel.
A particular feature is the seven metre L-shaped run of bi-fold doors, which brings an exceptional amount of natural light into the kitchen and living space and creates a generous sense of connection across the room. The kitchen is fitted with stylish contemporary units and a peninsula, making it a practical and sociable part of the home.

Upstairs, the first floor provides two double bedrooms, both with dual aspect windows that make the most of the natural light. The second floor is dedicated to the principal bedroom, a spacious double with an open plan ensuite shower and WC.

Outside
The property has the valuable benefit of a private drive and parking, a particularly useful feature for a Victorian terraced home in Berkhamsted. The garden provides a private area for outdoor enjoyment, with the parking situated beyond.

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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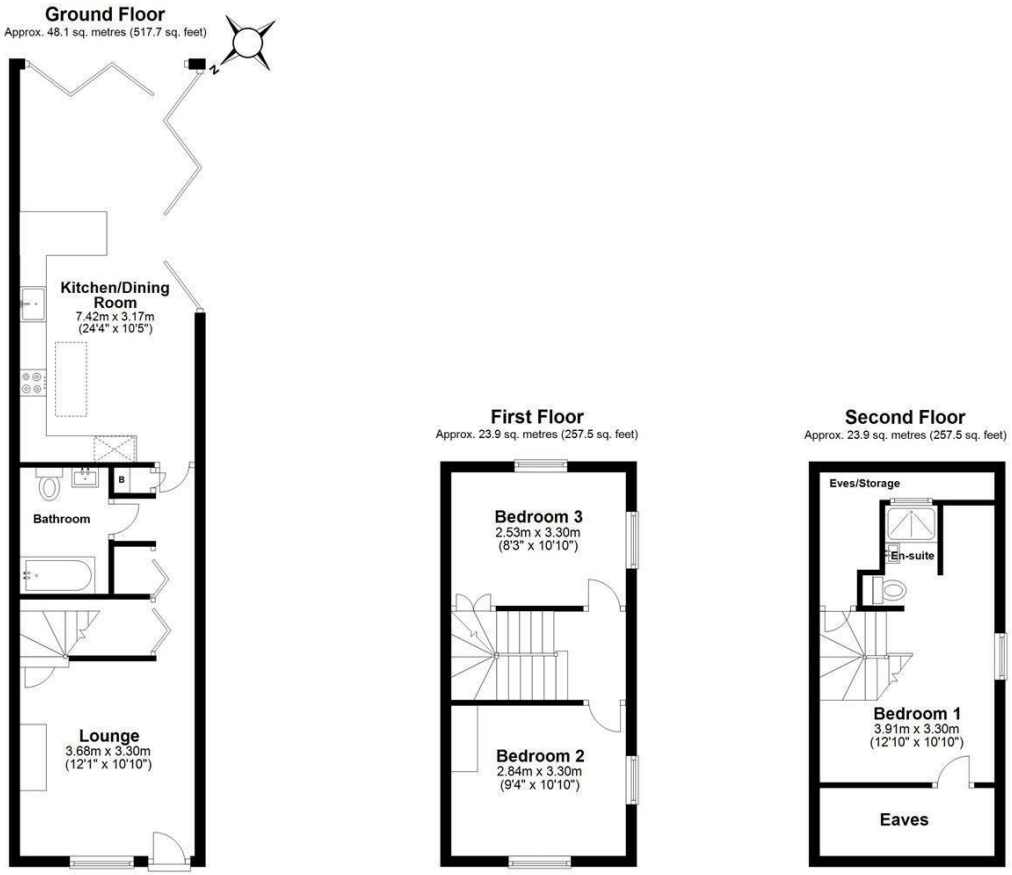
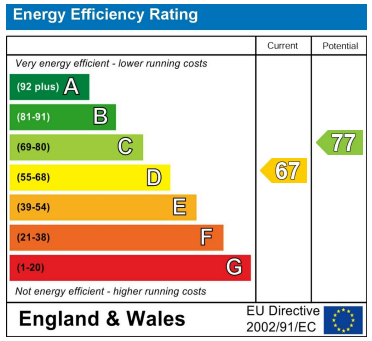


Total area: approx. 95.9 sq. metres (1032.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



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