



Ellesmere Road  
Berkhamsted



## Offers In Excess Of £810,000

entrance hall | kitchen/breakfast room | office | WC | lounge | lower ground floor bedroom | shower room | first floor landing | two bedrooms | family bathroom | second floor bedroom | front & rear gardens

This beautifully upgraded and extended four bedroom character home offers flexible living space over four floors. Perfectly placed for easy access to the mainline station and the town centre.



This stunning property combines period charm with modern style.

Ground floor accommodation includes a stylish semi-open plan kitchen/breakfast room. Classic cabinetry comes with integrated oven, microwave, and gas hob. The adjoining, light-filled dining alcove is a delightful space for family meals. A separate office at the front features a handsome fireplace and a bay window. If desired, this room could serve as a more formal dining room. For added practicality, a WC is located on this floor.

The lower ground floor offers an impressive lounge featuring exposed brickwork. Skylights and bi-fold doors allow natural light to flood in. This floor also houses a generous double bedroom and a modern shower room.

Upstairs, the first floor includes the spacious principal bedroom with its ample fitted storage, bay window, and access to a contemporary Jack and Jill bathroom. There's also a second bedroom on this floor. A lovely, light loft bedroom on the top floor enjoys wide-reaching views across the town.

#### Outside

The south-facing rear garden provides a sheltered spot perfect for outdoor dining and relaxation.

#### 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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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		
EU Directive 2002/91/EC		

68 → 75



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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