
Yale
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REGENT
ESTATES

# GEORGE STREET, BERKHAMSTED

## £499,000 Freehold

## ACCOMMODATION

Situated in a charming and historic conservation area, this delightful two-bedroom cottage offers an exceptional opportunity to enjoy character, warmth, and village-style charm in a sought-after setting.

Upon entering, you are welcomed by two inviting reception rooms, one featuring a beautiful wood-burning stove that creates a cosy focal point for relaxing evenings. The accommodation is thoughtfully arranged and full of character, blending period appeal with modern-day comfort.

The property offers two well-proportioned double bedrooms, providing peaceful and comfortable retreats. The kitchen and bathroom are both well appointed, catering perfectly to everyday living.

As a mid-terrace cottage, the home enjoys a wonderful sense of community while still offering privacy and tranquillity. Outside, the attractive garden provides an ideal space for outdoor dining, gardening, or simply unwinding in the fresh air.

Beautifully presented throughout and ready to move straight into, this charming home combines timeless character with practical living. Whether you are a first-time buyer, downsizer, or looking for a picturesque property in a desirable location, this cottage is sure to impress.

A rare opportunity to acquire a truly enchanting character home on George Street—early viewing is highly recommended.

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

## 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.

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www.regent-estates.com



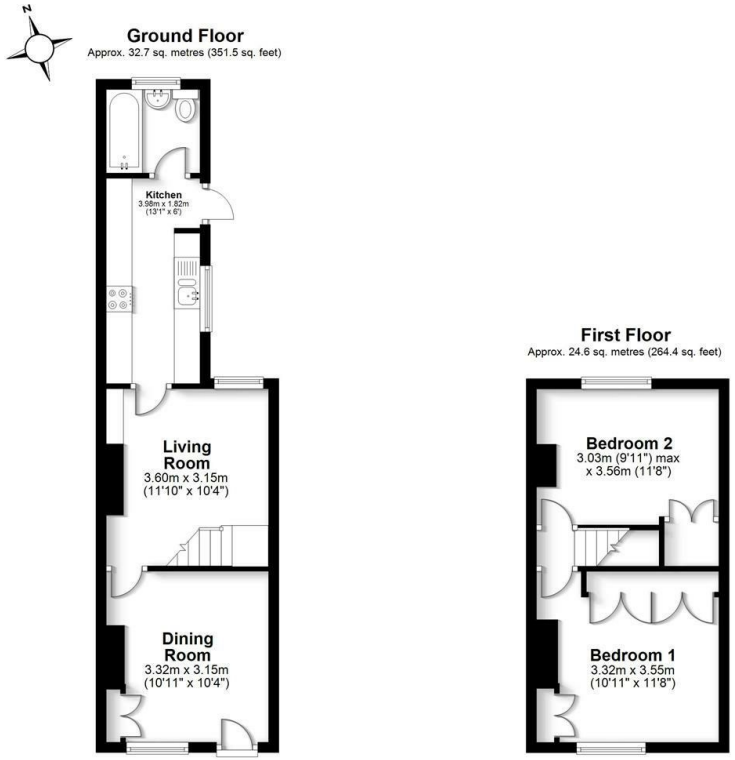













Total area: approx. 57.2 sq. metres (615.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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