



Highfield Road
Berkhamsted



Offers In Excess Of £625,000

entrance hall | living room | kitchen/dining room | WC | cellar | three bedrooms | family bathroom | rear garden | garden cabin

A charming three bedroom Victorian end of terrace cottage ideally positioned just moments from the town centre, with a west facing garden and versatile garden cabin.





The ground floor begins with a spacious entrance hall leading into the main living accommodation. The living room is positioned at the front of the house and features a fireplace and painted shutters. From here, the dining room flows through to the kitchen at the rear, creating a sociable layout that works well for both everyday living and entertaining.

The kitchen has white cabinetry, granite worktops and grey tiling, with glazed double doors opening directly onto the rear garden. A ground floor WC and cellar provide further convenience and storage.

Upstairs are three double bedrooms, all arranged from a central landing. The principal bedroom retains its original cast iron fireplace, while the remaining bedrooms offer good proportions. The modern family bathroom is finished in white and grey.

Outside

The enclosed rear garden enjoys a westerly aspect, making it a great spot for afternoon and evening sunshine. A cabin at the end of the garden is currently used as a home office and could also suit a variety of other purposes, including a studio or gym.

The property also benefits from a shared wheel and barrow access, which is used by some of the neighbouring properties, primarily for taking bins out once a week, with one property also using it to reach their home.

With the town centre on the doorstep, three genuine double bedrooms, a west facing garden and a separate cabin, this is a versatile Victorian home with plenty to offer.

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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Approximate Gross Internal Area
 Ground Floor = 45.7 sq m / 492 sq ft
 First Floor = 42.3 sq m / 455 sq ft
 Basement = 10.8 sq m / 116 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 109.0 sq m / 1,073 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

