



Charles Street
Berkhamsted



Offers In Excess Of £860,000

entrance hall | sitting room | dining room | kitchen | first floor landing | two double bedrooms | family bathroom | second floor landing | further two bedrooms | front & rear gardens

Offering stylishly upgraded accommodation, this four bedroom period property is perfectly placed in the heart of the Conservation Area just a short walk from Berkhamsted's thriving High Street and the mainline station.





This beautifully presented three-storey Victorian home is full of charm and character with contemporary styling.

The elegant living room features a lovely bay window which fills the space with natural light, while a feature fireplace creates a cosy atmosphere that's perfect for relaxing. Just beyond, the spacious dining room offers an ideal setting for family meals or entertaining guests. Step down into the stylish, refitted kitchen, where classic cabinetry comes with integrated ovens, induction hob, and fridge/freezer. Glazed double doors flood the room with light and open directly onto a delightful outdoor seating area; perfect for enjoying summer days and easy access to the garden.

Upstairs on the first floor, you'll find two generous double bedrooms, along with an impressive, modern bathroom. A further two bedrooms are located on the second floor. From the upper floors, you can take in lovely views across the valley to the rear.

Outside

Step straight from the kitchen onto a charming decked seating area; a great spot for morning coffee. Just a few steps down, you'll find an area of lawn and an additional sheltered patio, complemented by pretty planting.

Tenure

Freehold.



Services

Gas fired boiler serving domestic hot water and heating.
Mains water, electricity and drainage.

Council tax band F (Dacorum).

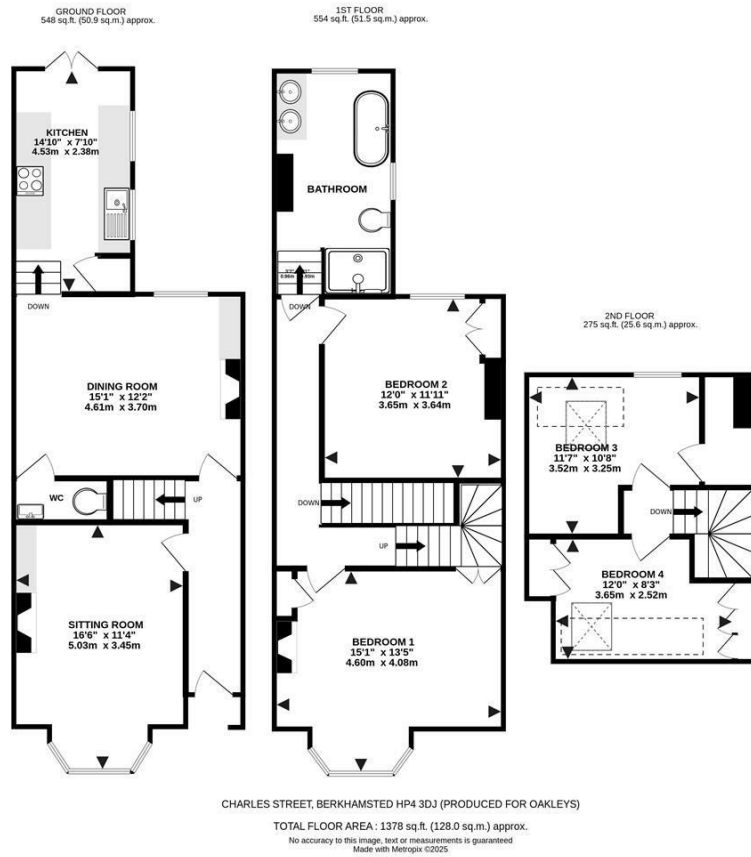
Situation

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	56	75
	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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