



George Street
Berkhamsted

George Street Berkhamsted

Offers In Excess Of £525,000

lounge | dining room | kitchen | family bathroom | first floor landing | two double bedrooms | rear garden | side access

An attractive two bedroom period home, beautifully upgraded and refurbished to a high standard, ideally positioned, within easy reach of Berkhamsted town centre, the mainline station and the Grand Union Canal.

The ground floor features two well proportioned reception rooms, both finished with wood flooring. To the rear, the modern galley kitchen has been thoughtfully refurbished and is fitted with a comprehensive range of integrated appliances, including two ovens, a gas hob, dishwasher, washing machine and fridge. The property has also benefited from new heating and plumbing, adding to the quality and practicality of the refurbishment. A side door provides access to the garden, while the contemporary family bathroom is situated beyond the kitchen.

Upstairs are two comfortable double bedrooms, with both rooms featuring built-in storage.

Outside

Gated side access leads through to the rear garden, which combines paved and lawned areas. An attractive old flint wall adds character and provides a particularly charming feature to the garden.

NB: There is a pedestrian right of way across the rear for number 85.

The nearby Grand Union Canal towpath offers a pleasant setting for walks, as well as an alternative route to the mainline station. Combining period character, high quality refurbishment and a convenient location, this property is a well appointed home in a sought after part of Berkhamsted.

Tenure

Freehold.

Services

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

Council tax band D (Dacorum).

Situation

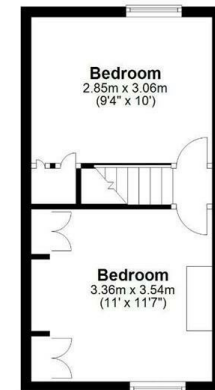
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

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.

Ground Floor
Approx. 32.4 sq. metres (348.7 sq. feet)



First Floor
Approx. 25.1 sq. metres (269.8 sq. feet)



Total area: approx. 57.5 sq. metres (618.5 sq. feet)

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

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			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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