
37
REGENT
ESTATES

GEORGE STREET, BERKHAMSTED

£450,000 Freehold

ACCOMMODATION

Situated on the desirable George Street, this beautifully presented two-bedroom character home offers stylish and well-maintained accommodation arranged over two floors.

The ground floor features an impressive open-plan sitting/dining room providing a bright and welcoming living space ideal for both relaxing and entertaining.

To the rear of the property is a well-appointed kitchen, recently renovated by the current owners with a quartz worktop and a range of units, providing practical workspace and storage. The newly renovated ground floor bathroom is attractively presented and finished to a high standard.

Upstairs, the property offers two well-proportioned bedrooms, including a generous main bedroom and a further comfortable second bedroom which could also serve as a nursery, guest room, or home office.

Externally, the detached outbuilding - which already benefits from power and data connections - provides valuable additional storage and offers huge potential for a workshop, studio, or home office. The rear garden, now extensively relandscaped and with no rights of access for others, offers a tranquil setting for relaxing and entertaining friends.

The property is conveniently positioned within easy reach of local amenities, transport links including an approx. 8-minute walk to Berkhamsted mainline station, and the attractive surrounding countryside that makes this Hertfordshire location so popular.

Presented in excellent condition throughout, this charming home successfully combines character, comfort, and practicality, making it an ideal first-time purchase, downsizing opportunity, or investment property.

LOCATION

OUTSIDE

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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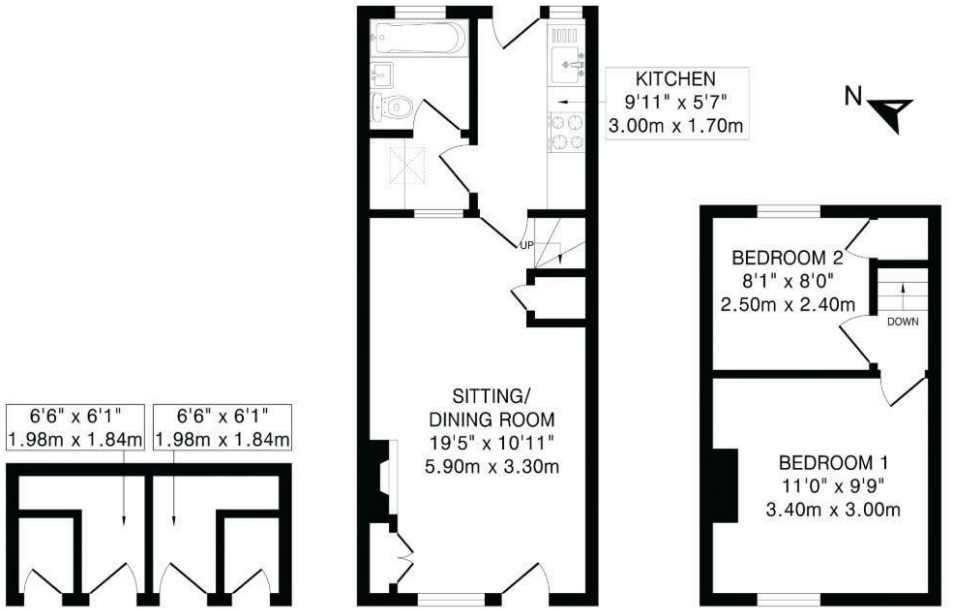

THE
POSTER
BOOK











Outbuilding
81 sq.ft.(7.5 sq.m)approx.

Ground Floor
321 sq.ft.(29.8 sq.m)approx.

First Floor
208 sq.ft.(19.3 sq.m)approx.

TOTAL FLOOR AREA: 610 sq.ft.(56.6 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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