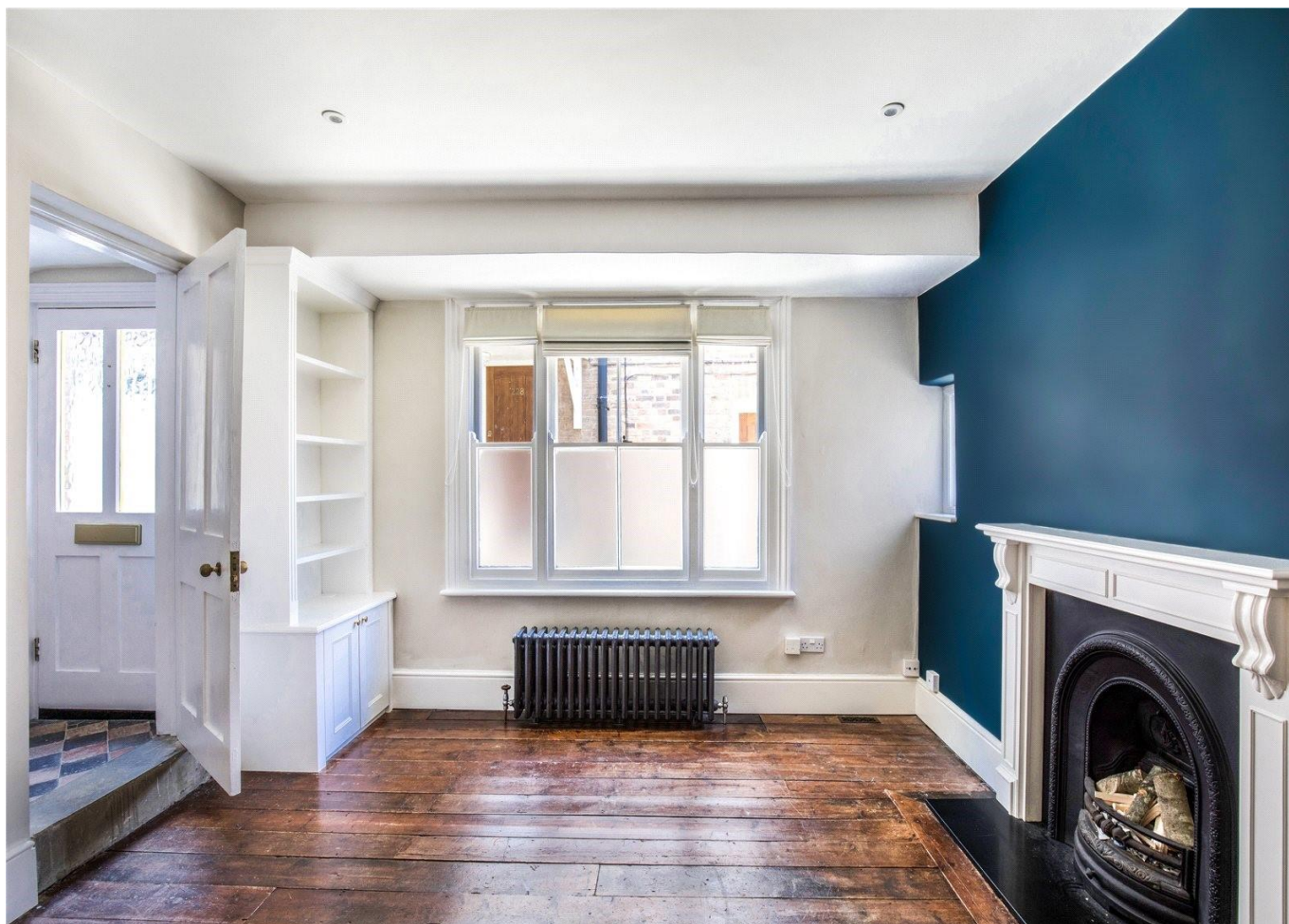




High Street

Berkhamsted, Hertfordshire HP4 1AG



Period gem, right in the town centre.

Situated in the heart of Berkhamsted's town centre Conservation Area, this gorgeous, Grade II Listed period cottage offers both character and convenience.

Tucked-away just off Lower Kings Road, the property is accessed via a service road, providing privacy while being moments from the vibrant High Street. With Waitrose supermarket nearby, this home enjoys a peaceful setting, yet remains close to local amenities.

Upon entering, you are greeted by a welcoming entrance lobby with a guest cloakroom straight ahead. A door leads to the sitting room, a cosy and inviting space featuring a charming fireplace and a cast-iron radiator, adding a touch of period character.

Moving towards the back of the home, the kitchen offers practical modern amenities, including a gas hob with an electric oven below, perfect for preparing meals with ease.

Returning to the entrance lobby, stairs rise to the first floor, where you will find the family bathroom conveniently located at the top of the staircase.

Guide price: £475,000
Tenure: Freehold



Along the hallway are two comfortable bedrooms, each offering a peaceful retreat from the bustling town below.

This delightful home offers 759 square feet of living space and the added benefit of a private parking space for one vehicle, plus an attractive courtyard area. With no onward chain, this property presents an excellent opportunity for those looking to enjoy town-centre living with a sense of privacy and character..



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



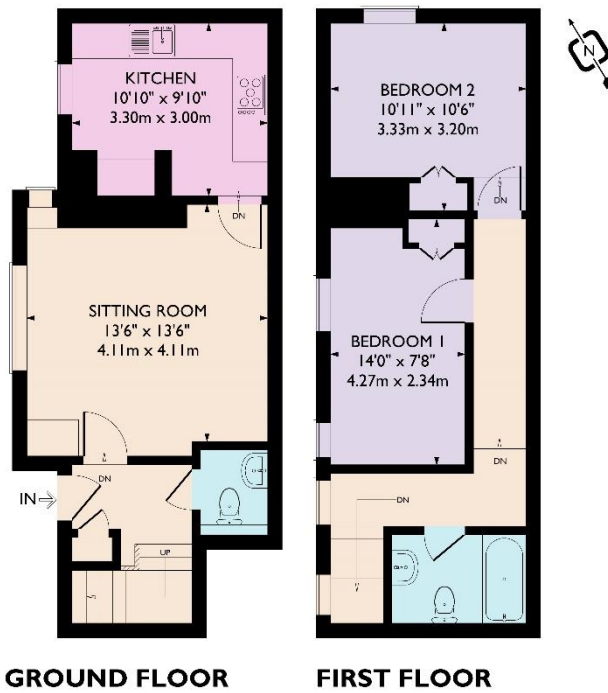
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 759 SQ FT / 70 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C

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