



Gravel Path

Berkhamsted, Hertfordshire HP4 2EF



Period cottage with a contemporary twist.

This beautifully-presented, town centre cottage offers the perfect blend of old and new, having been extended to offer light-filled interiors with a contemporary twist.

Within walking distance of the town centre and the station, this handsome home enjoys an excellent location.

Inside, the property has a 21ft sitting room with a central staircase rising up to the first floor.

From the sitting room, the stunning extension is positioned to the rear. Light and bright, spacious and contemporary in style, this fabulous kitchen/dining room benefits from underfloor heating and three sizeable solar powered sky lights.

The kitchen itself features attractive sandstone wall and base units, with integrated appliances. French doors open out to the rear garden.

Just off the kitchen is a newly created downstairs shower room, which is smart, modern in style and boasts underfloor heating.

Offers Over: £575,000
Tenure: Freehold



Upstairs, there are two good size double bedrooms, both with built in wardrobes. The main bedroom benefits from an en suite shower room.

Outside the immaculate rear garden is South - easterly facing and has been recently landscaped including an attractive decking area, a lawn with flower bed borders, and a rear access..



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..

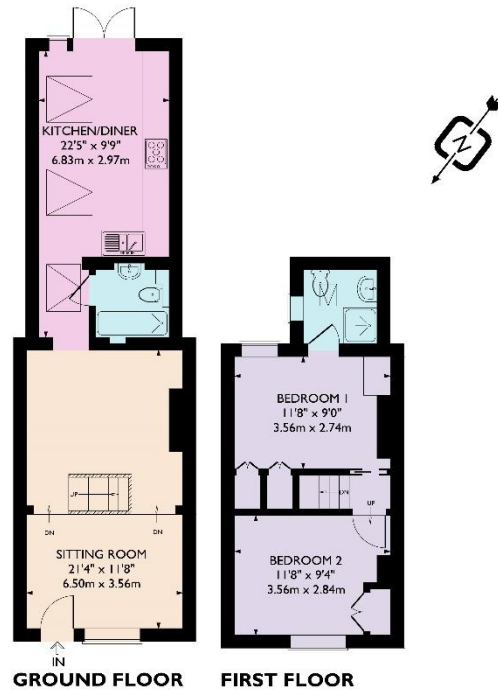


Every home tells a story

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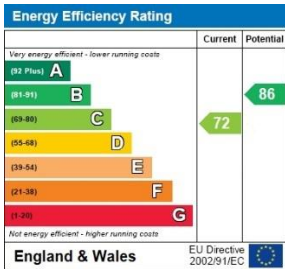
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 758 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.



Council Tax Band: C

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