



REGENT  
ESTATES



# WILLIAM STREET, BERKHAMSTED

£535,000 Freehold

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## ACCOMMODATION

Charming Two-Bedroom Cottage with Loft Room in Prime Berkhamsted Location | No upper chain.

A generously proportioned two-bedroom end-of-terrace cottage with a versatile loft room, ideally tucked away on a quiet, private road close to the Grand Union Canal and within easy walking distance of Berkhamsted town centre and the mainline train station.

This characterful home is offered with no upper chain, making it an ideal choice for those looking to move swiftly. The property benefits from residents-only on-street parking, a private west-facing garden with patio area, and rare side access—perfect for bikes or gardening.

Accommodation Comprises:

Cosy living room with feature log burner

Spacious, open-plan kitchen/diner with patio doors opening to the rear garden

Main double bedroom with built-in storage

Second single bedroom

Large family bathroom

Generously sized, fully converted loft room—ideal as a guest room, home office, or studio

Additional Information:

EPC Rating: D

Council Tax Band: D

About Berkhamsted:

Berkhamsted is a thriving market town in West Hertfordshire, highly sought-after by commuters and families alike. Just 30 minutes from London Euston by train, the town offers a rare blend of historic charm and modern convenience.

Steeped in history, Berkhamsted played a pivotal role in 1066 when William the Conqueror was offered the English Crown here. The remains of Berkhamsted Castle, associated with notable figures like Geoffrey Chaucer and Thomas Becket, still stand as a testament to the town's rich heritage.

Today, Berkhamsted is known for its excellent schools, boutique shops, cafés, and picturesque canal walks, making it a superb place to call home.

## 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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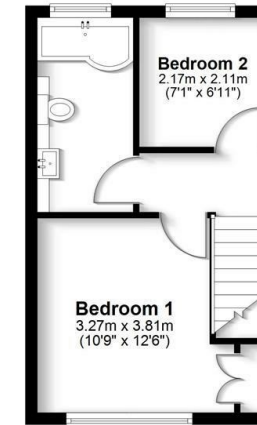
### Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



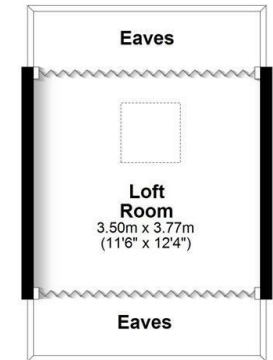
### First Floor

Approx. 25.0 sq. metres (269.5 sq. feet)



### Loft Room

Approx. 20.3 sq. metres (218.9 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -  
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