



REGENT
ESTATES

GEORGE STREET, BERKHAMSTED

£695,000 Freehold

ACCOMMODATION

Charming Three-Bedroom Character Home Backing onto the Canal – No Upper Chain

A rare opportunity to acquire this beautifully proportioned three-bedroom character home, ideally positioned on a sought-after road just a short walk from Berkhamsted town centre and the mainline train station. Offering both charm and convenience, the property is perfect for commuters, families, or anyone looking to enjoy a balance of town and country living.

Property Highlights:

Welcoming living room with feature log burner – a cosy space full of period charm

Fitted kitchen seamlessly connected to a bright dining area overlooking the garden

Two first-floor bedrooms, both well-sized and naturally bright

Large family bathroom with lovely views over the rear garden

Top-floor loft conversion – a spacious double bedroom with en-suite shower room, ideal as a private main suite or guest room

Garden & Outlook:

A standout feature is the large, south-facing rear garden, which backs directly onto the canal. This tranquil and private space is perfect for gardeners, families, or those who enjoy peaceful canal-side walks.

Additional Features:

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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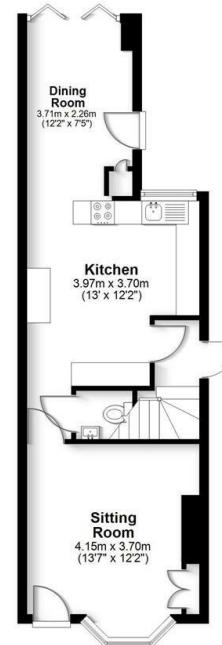




Lower Ground Floor
Approx. 8.0 sq. metres (85.9 sq. feet)



Ground Floor
Approx. 41.6 sq. metres (447.9 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.6 sq. feet)



Second Floor
Approx. 20.3 sq. metres (218.1 sq. feet)



Total area: approx. 116.4 sq. metres (1252.5 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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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