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NO PARKING
REGENT ESTATES

GEORGE STREET, BERKHAMSTED

£495,000 Freehold

ACCOMMODATION

A beautifully presented Victorian home, situated on popular George Street, offering a wonderful combination of period character, modern comfort and a private south-west facing garden.

The property is presented in excellent condition throughout and provides well-proportioned accommodation arranged over two floors. The ground floor features a welcoming living room with a feature fireplace, together with a stylish kitchen/breakfast room providing an excellent space for both everyday living and entertaining. There is also a stylish family bathroom.

To the first floor are two comfortable bedrooms, with the principal bedroom offering generous proportions and the second bedroom providing an ideal space for a child, guest room or home office.

One of the property's particular highlights is the private south-west facing garden, providing a lovely outdoor space for relaxing, entertaining and enjoying the sunshine throughout the day. A separate brick built store also provides useful additional storage. At the end of the garden is secure gated access directly out onto the Grand Union canal.

Combining the charm and character associated with a Victorian property with a well-maintained and contemporary interior, this attractive home would make an excellent choice for first-time buyers, couples or those looking for a manageable period property in a sought-after location.

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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Total area: approx. 50.4 sq. metres (542.1 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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