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Berkhamsted

OFFERS IN EXCESS OF

£800,000

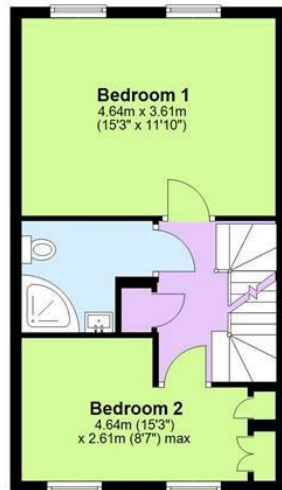
Impeccably presented, this attractive townhouse enjoys a superb, central location, and comes with the considerable advantage of having its own garage and parking. Located just a few steps from the High Street, and a short walk from the station, this wonderful four bedroom property is equally ideal for commuters as it is for those seeking a convenient base from which to enjoy the rich amenities of Berkhamsted.



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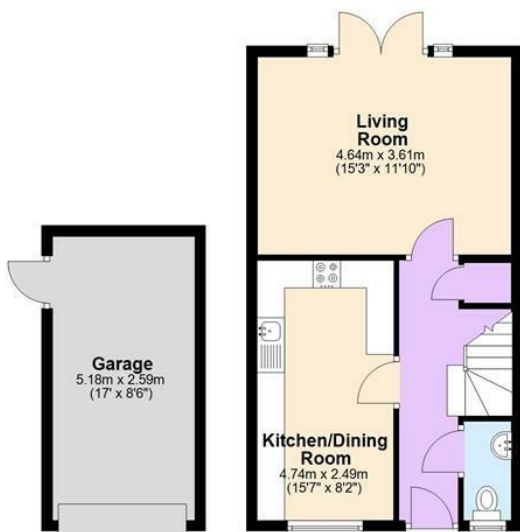
First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



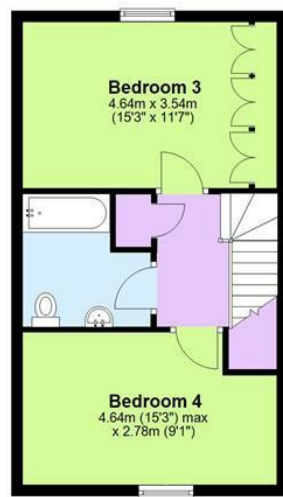
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



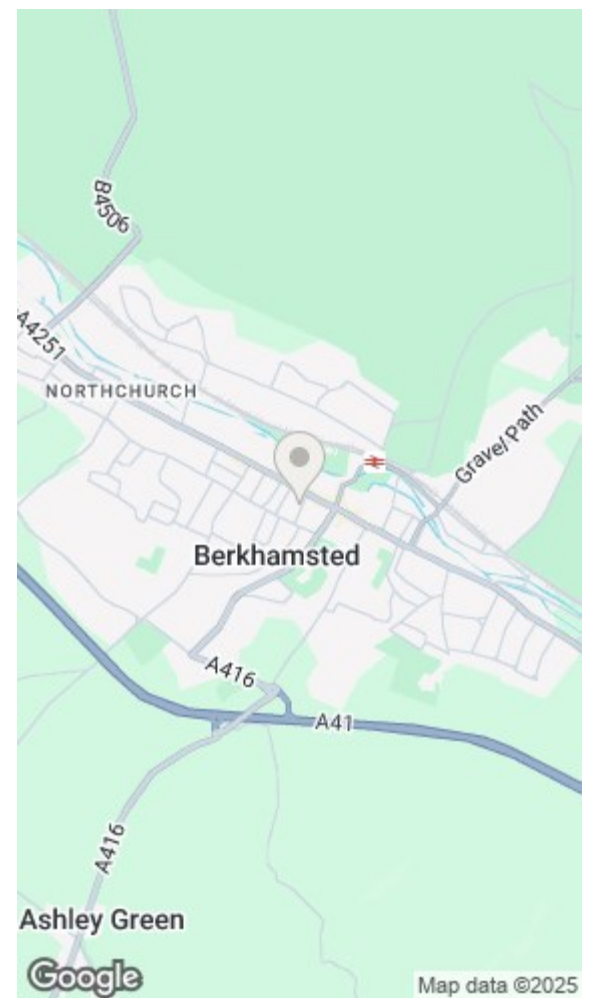
Second Floor

Approx. 40.4 sq. metres (434.3 sq. feet)



Total area: approx. 132.2 sq. metres (1422.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-81) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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This beautifully presented townhouse boasts an excellent central location and offers the added benefit of its own garage and parking.



The Ground Floor
On the ground floor, there is a good size modern kitchen/ breakfast room with integrated appliances and large enough to accommodate table and chairs, cloakroom and a spacious living room which has French doors opening to the Westerly facing rear garden. There is also ample under-stairs storage.

First Floor
Up on the first floor, the main bedroom is currently being used as a second living room and has two windows to the rear. There is a luxuriously appointed shower room with power shower, plus a second double bedroom too which has two windows to the front and also boast fitted wardrobes to one wall.

Second Floor
A further two double bedrooms are found on the second floor one of which overlooks the front and one overlooks the rear with a whole bank of fitted wardrobes to one wall. At this level there is a second bathroom with a panelled bath, wash basin and wc.

Outside
Externally, the private, low maintenance rear garden has a good size flagstone patio area to the rear of the house leading to the main part of the garden which has a number of mature beds and



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borders with a timber framed shed and with gate leading to the garage, plus parking for two cars, and there is also communal visitors' parking.



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