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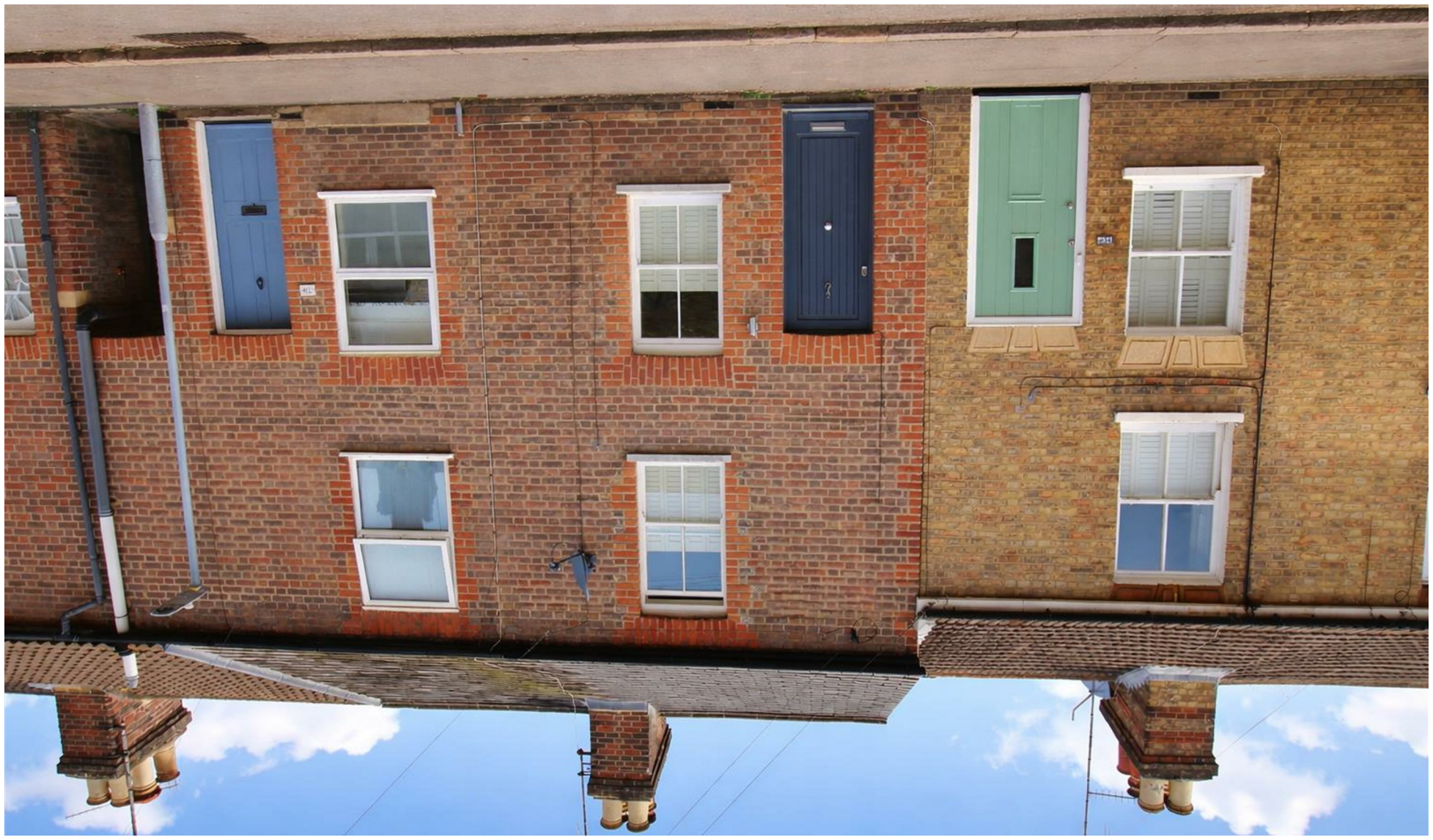
Berkhamsted

OFFERS OVER £500,000



Temptation comes in many forms...

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Berkhamsted

OFFERS OVER

£500,000

Positioned on a very sought after road in the heart of Berkhamsted having been meticulously renovated to exacting standards throughout to include a wonderful 'eat-in' kitchen/diner and living room with cast iron wood burning stove. There is also a useful brick built outhouse to the garden.



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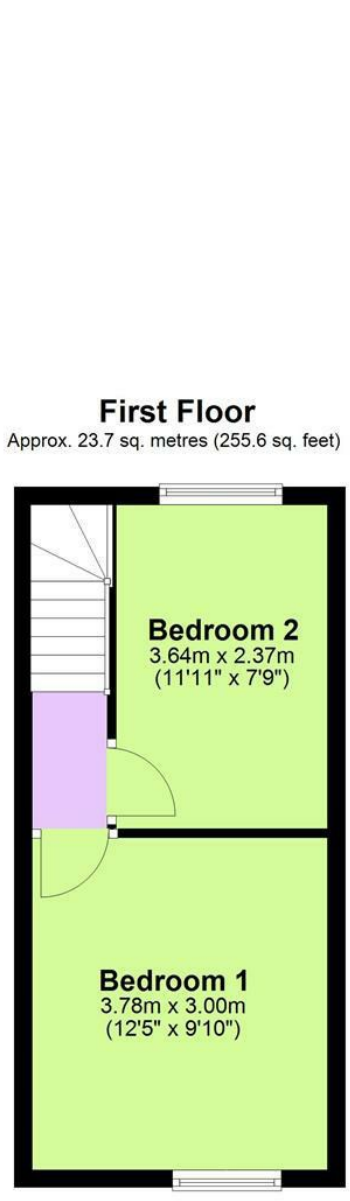
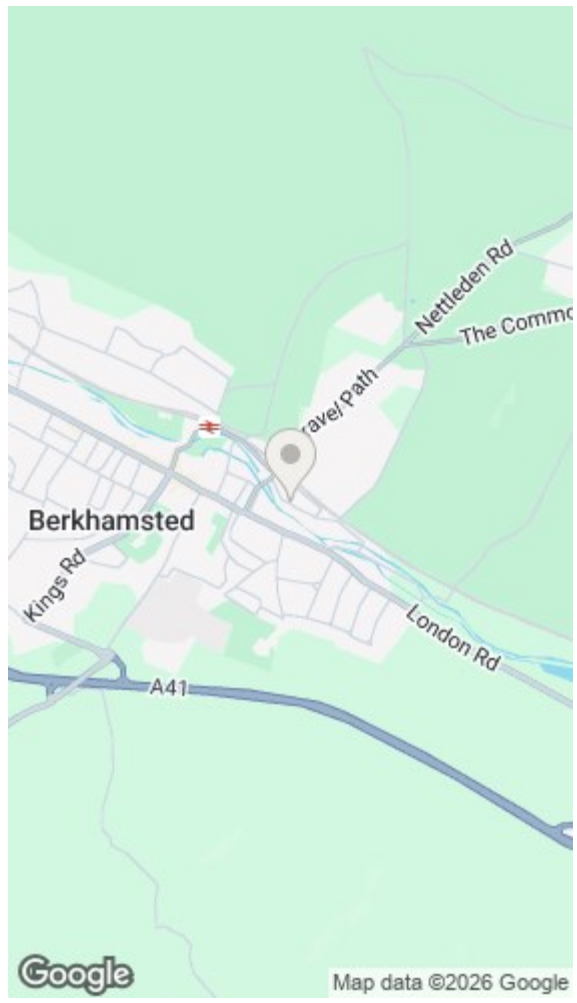
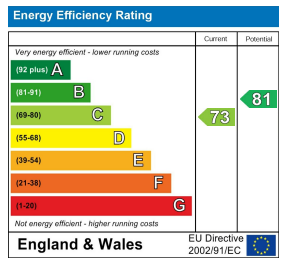
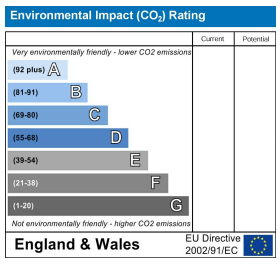


Total area: approx. 56.4 sq. metres (607.2 sq. feet)







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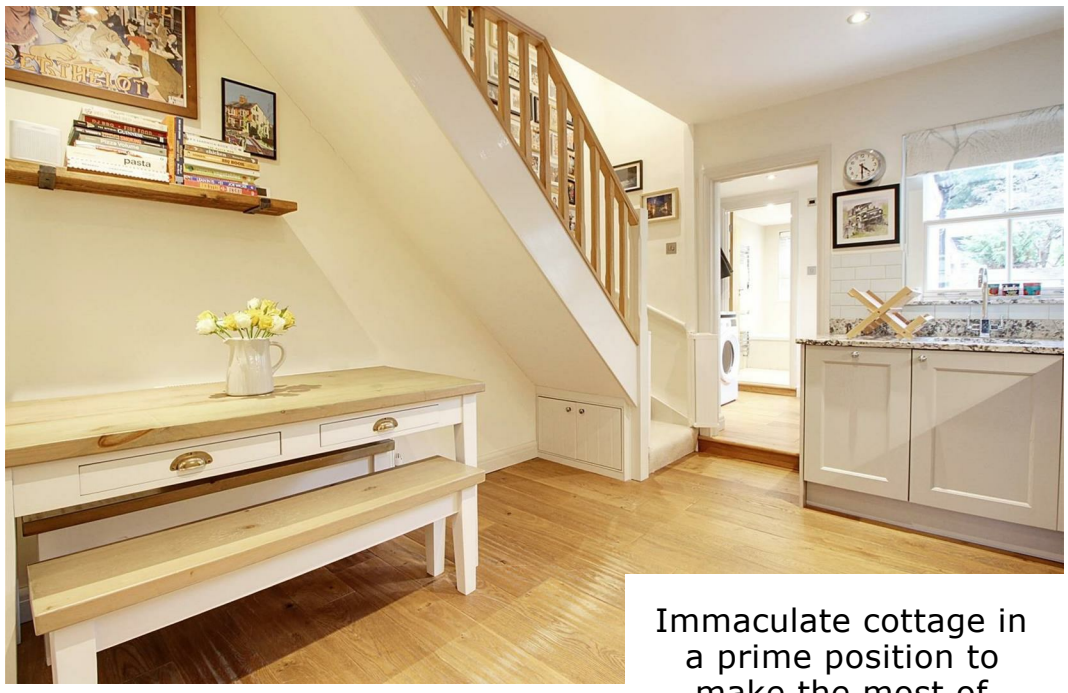





Immaculate cottage in a prime position to make the most of Berkhamsted amenities.





Ground Floor
The ground floor reception spaces benefit from wide plank engineered flooring. The window to the front has bespoke shutters and there is a cast iron stove inset to the chimney breast which has a low level fitted cabinet to one side and two window lights to the wall. From here a step up takes you into the 'eat-in' kitchen/diner which has been comprehensively fitted with a range of base and eye level units and solid granite worktops and splash back. A window overlooks the rear garden while an opening leads to the rear lobby/ utility area where there is a floor to ceiling fitted storage cupboard and space and plumbing for a washing machine with granite work top over. From here a door opens to the rear garden and a second door also opens to the bathroom which is fitted with a white three piece suite to include panelled bath with shower screen over.

First Floor
There are two double bedrooms at the first floor level both of which are accessed directly off the landing. The main bedroom overlooks the front, again with fitted shutters while there are two fitted wardrobes either side of the chimney breast. The second bedroom overlooks the rear garden.

Outside
An undoubted feature of this wonderful character cottage is the rear garden which is fully enclosed and having been professionally landscaped. There are two patio areas, one directly to the rear of the house and the second at the rear of the garden which is the ideal space to enjoy the setting sun in the summer months. At the rear boundary is the brick built outhouse which could easily be converted into a home office if required. The centre section of the garden is laid to lawn while there are raised beds to one side.

The Location
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust`s 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

Transport Links
Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Agents Information For Buyers
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