



Middle Road,  
Berkhamsted



**OneAgency**

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# Offers in Excess of £550,000

A gorgeous character cottage in the heart of the conservation area of Berkhamsted, with original features and an excellent location only a short walk away from the charming town and train station.





## Description

A gorgeous character cottage in the heart of the conservation area of Berkhamsted, with original features and an excellent location only a short walk away from the charming town and train station.

A cosy sitting room with wooden flooring, sash window and a cast iron wood burning stove on a quarry tiled hearth, with a panel door to an open plan kitchen with exposed brickwork, quartz worktops and bamboo flooring. A central island incorporates an integrated dishwasher and Belfast sink, with the dining room enjoying the benefit of a double height ceiling with velux windows and bi-fold doors to the enclosed patio and rear garden.

The staircase leads to the first floor, with new wooden flooring and ladder access to the fully boarded loft, which has the added benefit of a velux window. The main bedroom has wooden floors, sash window and an original cast iron fireplace, the second double bedroom

has new wooden floors a sash window and fitted wardrobes. The bathroom has been completely renovated and is fully tiled with a sash window, a large sink with built in storage, floor to ceiling radiator and a walk-in thermostatic shower.

The rear garden is a peaceful enclosed oasis in the heart of Berkhamsted with two patio areas and lawn with shrubs. The garden shed is double height, with an extendable ladder to gain access to the upper level, electric lighting and power sockets. To the side of the property there is a gated covered passageway providing access from the rear garden to the front of the house.

## Additional Information

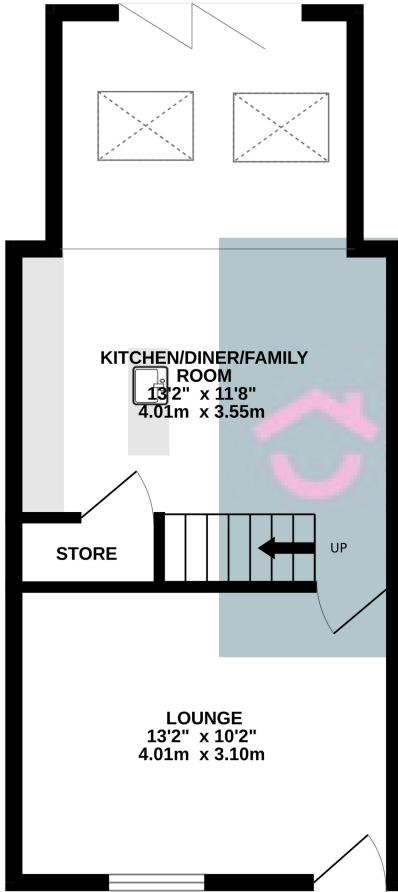
The council tax band is D. The local authority is Dacorum Council.

Please note OneAgency have not inspected this property.

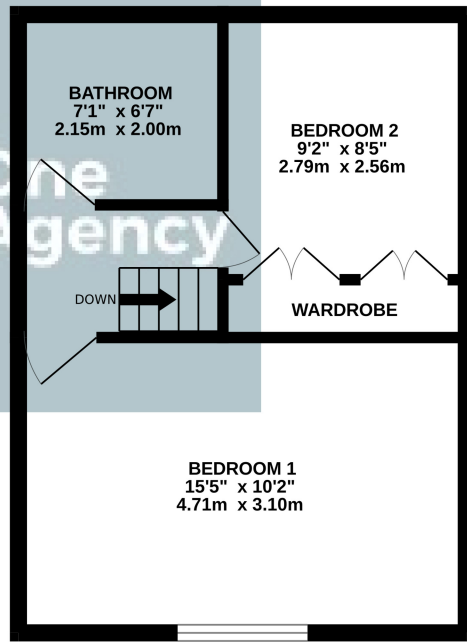




GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.