
 2 bedrooms

 1 bathroom

 1 reception

 Private Garden

 On Street

 EPC Band D

Freehold

Council Tax Band:  
C £2,071.45 (25/26)

Local Authority:  
Dacorum





Charming 2-bedroom cottage in Berkhamsted's heart, well presented and chain-free.

### Description

Located in central Berkhamsted, this property offers easy access to the mainline station, shops, restaurants, and cafes, and benefits from no upper chain. The ground floor comprises a cosy front living room with built-in cupboards and shelving, a good-sized kitchen diner with a door to the garden, and a conservatory/office space. Upstairs, the principal bedroom is a bright and spacious double room with built-in wardrobes, alongside a second bedroom and a modern bathroom featuring a bath with shower-over, toilet, basin, and a rear aspect window. There's also a loft space with two skylights. The pretty cottage garden is south facing and includes a summer house at the rear with a decked seating area.

### Location

Berkhamsted: a thriving market town just 30 mins from London Euston by train, ideal for commuters. Offers excellent road/rail links, leisure facilities, and shopping from independent boutiques to Waitrose and M&S Simply Food.

### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



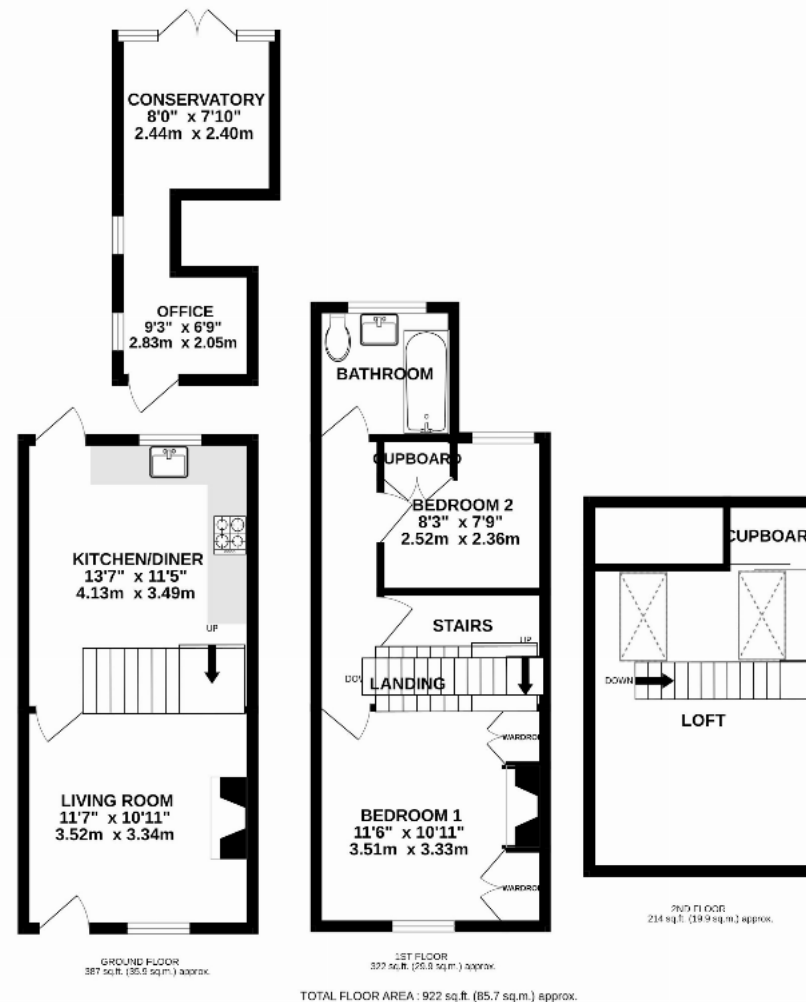












This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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