





-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Allocated Parking

Freehold

Local Authority:  
Dacorum Council





A unique chance to convert this stunning detached Victorian office to a house in central Berkhamsted with parking.

### Description

Located in the heart of Berkhamsted town centre, this detached property is currently a commercial office but has planning permission to convert into a two-bedroom house with a courtyard garden and allocated parking space. The property exudes Victorian charm and character but is not listed. It is well maintained by the current owner and awaits conversion into the charming home it could be. If you're interested in helping the house realise its potential, we'd love to talk and arrange a tour.

### Location

Berkhamsted, a bustling market town 30 mins from London Euston by train, ideal for commuters with great road and rail links. The property is a short walk from the mainline station and town amenities like shops, restaurants, and pubs.



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.



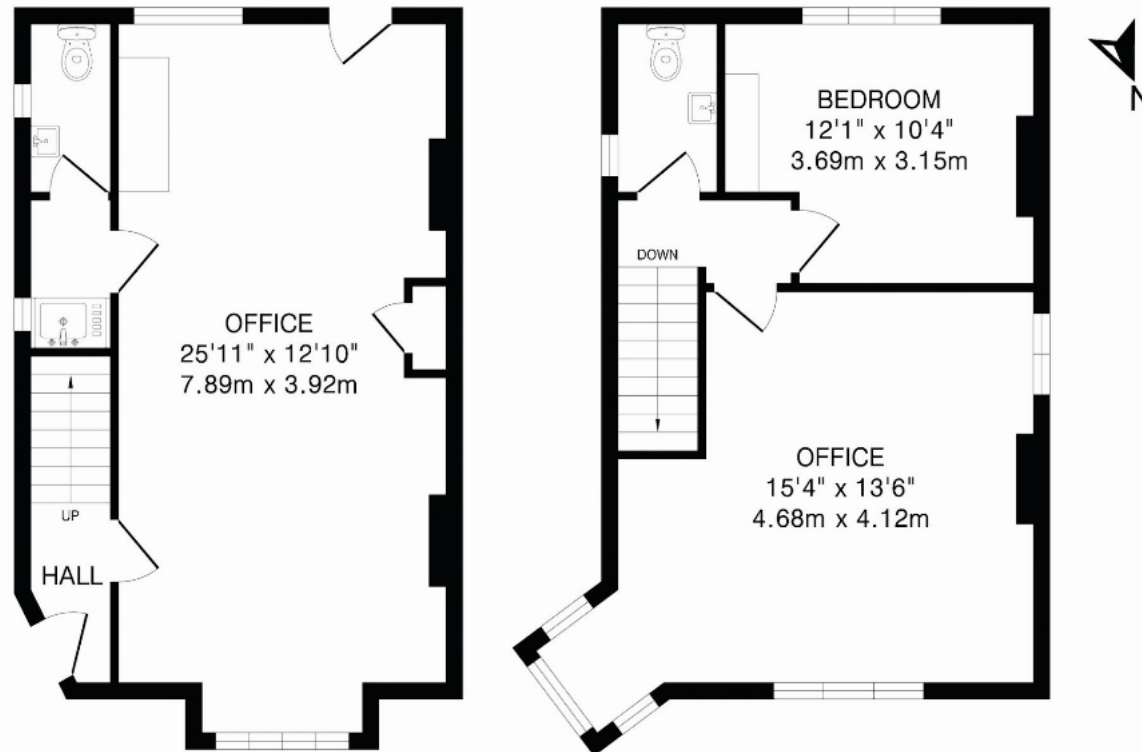






89 High Street





Ground Floor

431 sq.ft.(40.0 sq.m)approx.

First Floor

433 sq.ft.(40.0 sq.m)approx.

TOTAL FLOOR AREA: 864 sq.ft.(80.0 sq.m)approx.

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

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.