



Castles

GEORGE STREET  
Berkhamsted, HP4 2EG



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Offers IEO  
£539,000  
(Freehold)

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An immaculately presented two bedroom character cottage nestled in the heart of Berkhamsted's picturesque conservation area



Step through the front door into a spacious lounge, where pale walls, elegant wood flooring, and a large bay window create a bright and airy ambiance. A feature wood-burning stove set into a charming hearth adds warmth and character, while fitted cupboards provide practical storage. This space flows seamlessly into the dining area, which boasts matching wood flooring and an open staircase leading to the first floor.

The fully fitted kitchen is a cook's dream, featuring cream country-style wall and floor cabinets, tiled flooring, warm wooden worktops, and a large window with views of the garden. A door leads directly to the private rear garden, making this space perfect for indoor-outdoor living.

Upstairs, you'll find two generously sized double bedrooms, both thoughtfully decorated in soft, neutral tones and complete with built-in cupboards. The modern family bathroom is tiled and features a stylish suite, including an over-bath shower for added convenience. The private rear garden is a tranquil retreat, laid to lawn with a raised stone patio—perfect for alfresco dining or relaxing with a book. A Garden Room with electricity offers a versatile space, ideal for creating a dedicated home office or a tranquil hobby area, providing the perfect balance of productivity and relaxation in the comfort of your own home.

## Specifications

2 BEDROOMS  
1 RECEPTION ROOM  
1 BATHROOM  
TERRACED HOUSE  
GARDEN  
OUTBUILDING  
TOWN LOCATION





It's an ideal home for professionals, couples, or small families seeking a peaceful retreat



#### **A little about the corner of the world we call home...**

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

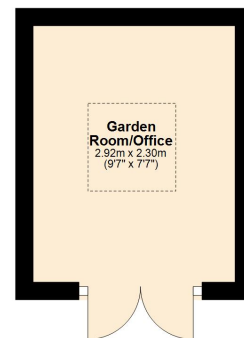
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

**Council Tax Band: C**

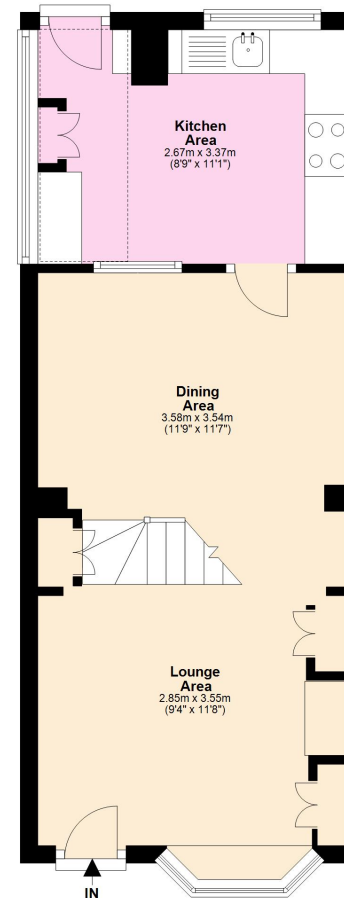
**EPC Rating: D**

**Outbuilding**  
Approx. 6.7 sq. metres (72.3 sq. feet)



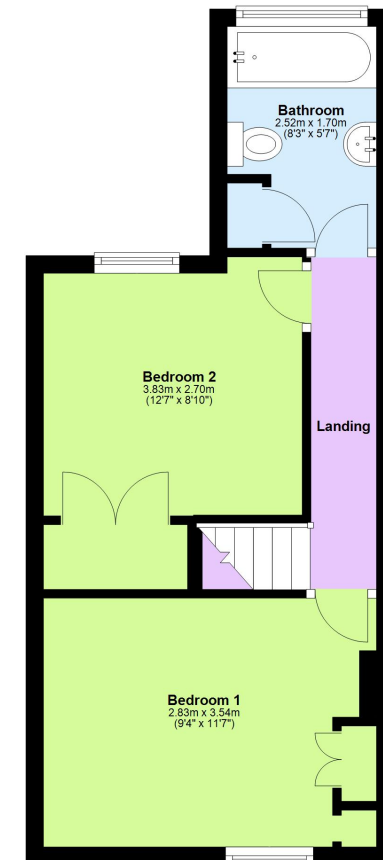
**Ground Floor**

Approx. 32.6 sq. metres (351.4 sq. feet)



**First Floor**

Approx. 28.2 sq. metres (303.6 sq. feet)



**Total area: approx. 67.6 sq. metres (727.3 sq. feet)**

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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