



Castles

GEORGE STREET  
Berkhamsted, Hertfordshire, HP4 2EQ

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**Guide Price**  
**£550,000**  
(Freehold)

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CASTLES ESTATE AGENTS are pleased to present this Beautifully Extended & Stylishly Finished Victorian Home in the Heart of Berkhamsted.

 2  1  1  On-Street

Nestled on the sought-after George Street, this charming Two-Bedroom Victorian terraced house offers a perfect blend of period character and high-spec modern living, all just a short walk from Berkhamsted's vibrant High Street and mainline station. The property has been extended and fully refurbished in 2021, including a Two-Storey Rear Extension, Landscaped Garden, and high-quality internal upgrades throughout. The heart of the home is the stunning Open-Plan Kitchen/Dining room. The dining area features classic shutters and a warm, welcoming feel, perfect for entertaining or relaxing. To the rear, the stylish living room is flooded with natural light thanks to Bi-Fold doors that lead out to the Garden. A designer radiator and concealed in-wall cabling give the space a sleek, modern finish. Planning permission is already in place to further extend this area and add a downstairs WC. Upstairs, you'll find Two generous Double Bedrooms. The front bedroom comfortably fits a king-size bed and benefits from fitted wardrobes, shutters, and a designer radiator. The rear bedroom includes anthracite flush windows, wall panelling, and a designer radiator ideal as a guest room, nursery or home office. The luxurious family bathroom was fitted in 2021 and includes a Rainfall Shower, extra-wide full-length bath, wall-mounted toothbrush chargers, and a heated, illuminated mirror cabinet with integrated USB/shaving points. Outside, the private garden has been fully landscaped, featuring composite decking, lawn space, and water/electric points.

## Specifications

- VICTORIAN TERRACE
- STUNNING THROUGHOUT
- EXTENDED TO REAR
- OPEN PLAN
- BI-FOLDING DOORS
- 2 DOUBLE BEDROOMS
- RE-FITTED BATHROOM
- WALKING DISTANCE TO STATION AND HIGH STREET



This is a Turn-Key property in Exceptional decorative order with scope for further extension already approved.



#### 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 to 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 Duchy 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.

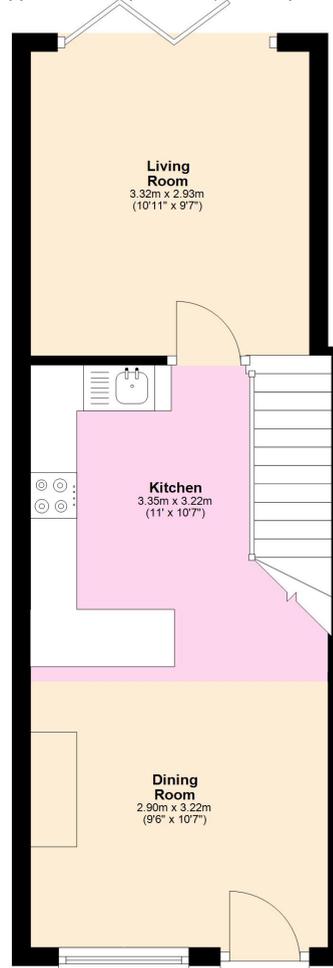
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

**Ground Floor**  
Approx. 30.4 sq. metres (327.5 sq. feet)



**First Floor**  
Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

**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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