



1 Paxton Road, Berkhamsted, HP4 2ES
Asking Price £620,000

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NO UPPER CHAIN! A charming two double bedroom detached cottage in a popular central location, within easy walking distance of Berkhamsted Station and the Town Centre.

The property retains a number of original features, including exposed wooden floors and feature fireplaces, while offering well-proportioned and versatile accommodation throughout. The ground floor comprises three reception rooms, providing flexible living and dining space.

To the first floor are two good-sized double bedrooms and a large family bathroom.

Externally, the property benefits from a private garden with side access to the street.

Conveniently situated close to local shops, restaurants and transport links, this character home presents an excellent opportunity for buyers seeking a central location with period charm.

Freehold Tenure.
Council Tax Band E.

- NO UPPER CHAIN!
- TWO DOUBLE BEDROOMS
- ORIGINAL FEATURES RETAINED
- WALK TO STATION AND TOWN CENTRE

- DETACHED
- THREE RECEPTION ROOMS
- GARDEN

Living / Dining Room

Living Room / Study

Kitchen

Conservatory

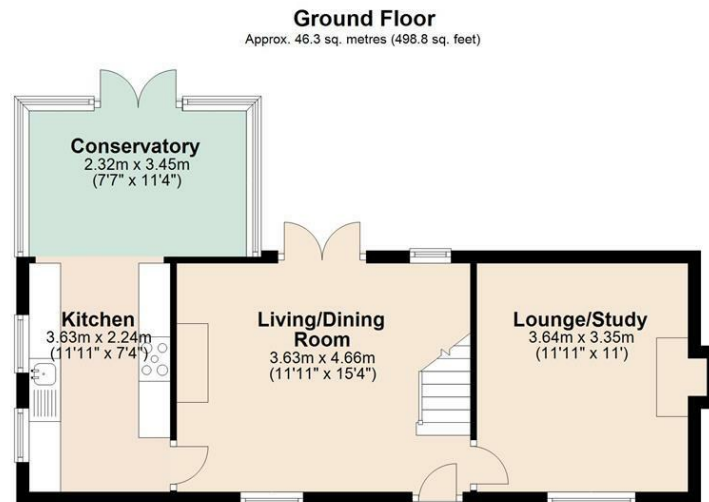
Master Bedroom with built in storage

Second Double Bedroom with built in storage

Large Bathroom with freestanding bath

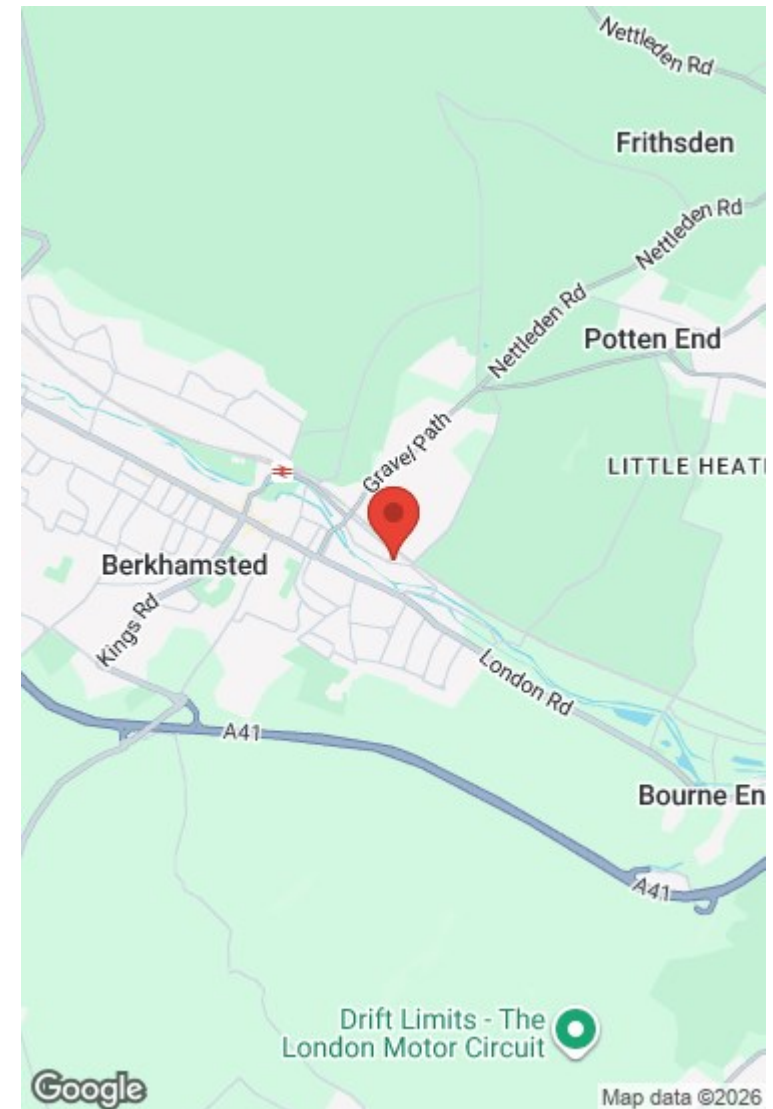
Garden with side access





Total area: approx. 84.4 sq. metres (908.6 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	57	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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