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Berkhamsted

GUIDE PRICE £1,350,000



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Berkhamsted

GUIDE PRICE

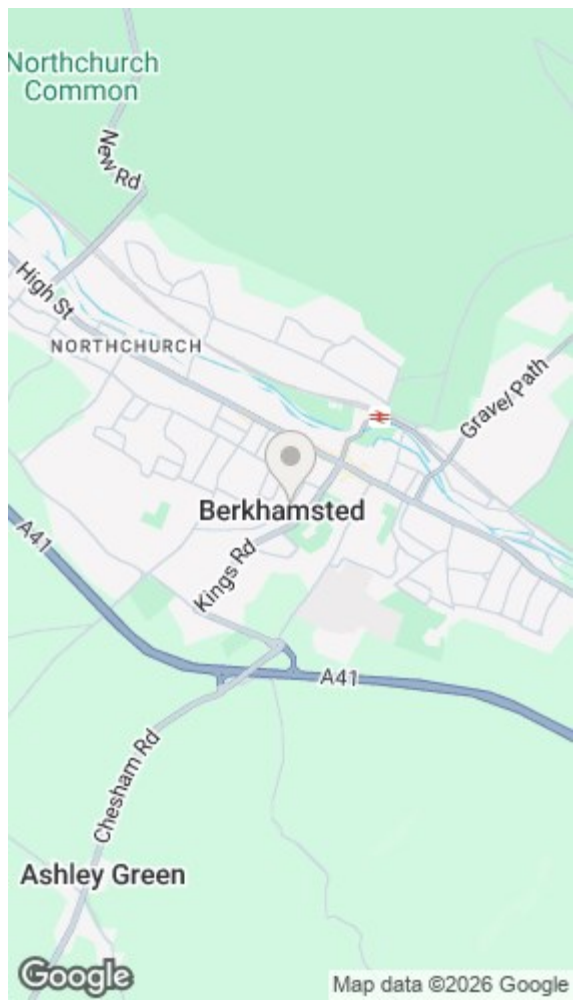
£1,350,000

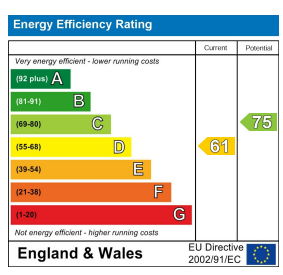
Located on a prime residential road just a stones throw from the town centre and circa 5 minutes walk from the train station. An imposing period home approaching 2,500 sq ft which is offered for sale with no upper chain and presented to the market in good decorative order and with scope to extend to the rear STNP. Boasting 5 double bedrooms, 2 bathrooms, 3 reception rooms and the rare advantage of a garage and Westerly facing garden.

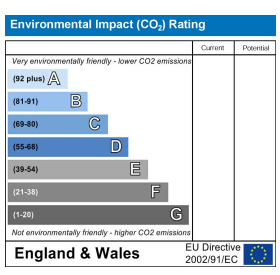


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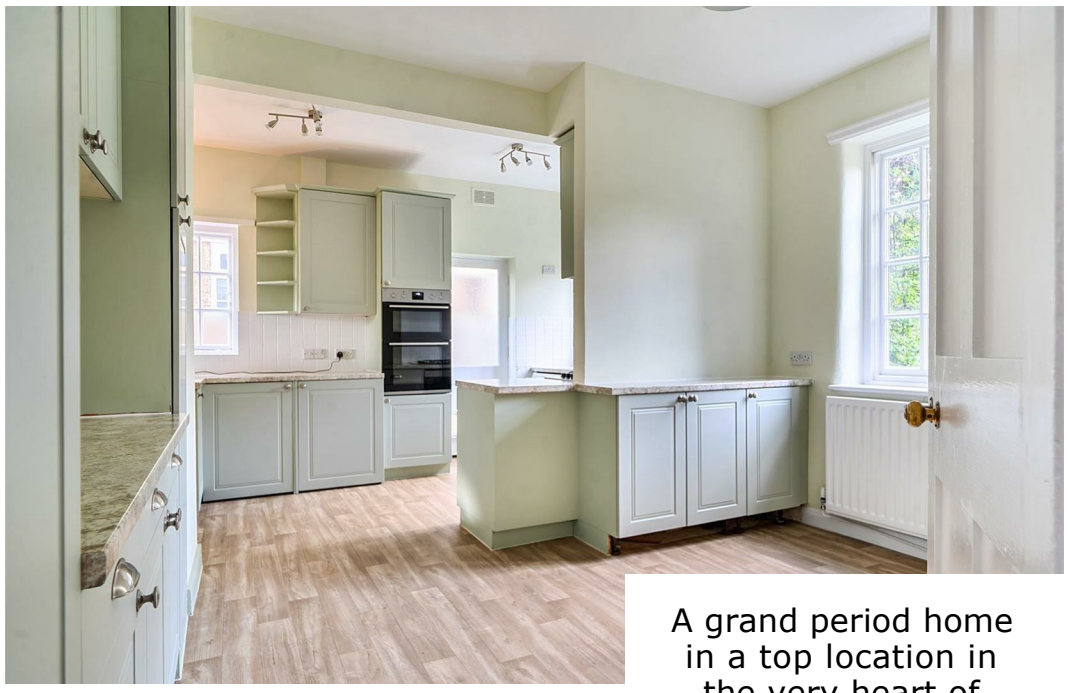




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A grand period home in a top location in the very heart of Berkhamsted town.





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The Location
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust`s 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

Agents Information For Buyers
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3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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The Ground Floor
The ground floor offers two beautiful reception rooms, alongside a spacious kitchen/dining room and a convenient WC, with stairs rising to the upper floors. The lounge is wonderfully bright, with high ceilings, large front facing windows and French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The drawing room is equally refined, featuring a bay window and charming period details that reflect the home's heritage. At the heart of the property, the kitchen/dining room provides a superb sense of space and functionality, with ample storage. Its generous layout offers excellent potential to create a truly exceptional family hub.

First & Second Floors
The first floor comprises three well-proportioned double bedrooms and a recently updated family bathroom and a separate WC. The principal bedroom is impressively spacious and benefits from built-in wardrobes. The second floor adds further flexibility, offering two additional bedrooms, a bathroom, and a boarded attic, ideal for storage or future potential conversion into further accommodation STNP.

Outside
Outside, the garden has been thoughtfully designed to balance relaxation and practicality. A generous patio extends from the rear of the house, leading onto a lawn bordered by established planting and colourful beds. To the front, a paved pathway framed by mature greenery leads to an attractive arched porch, while a garage provides secure parking and valuable additional storage.





