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Berkhamsted

GUIDE PRICE £650,000



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Berkhamsted

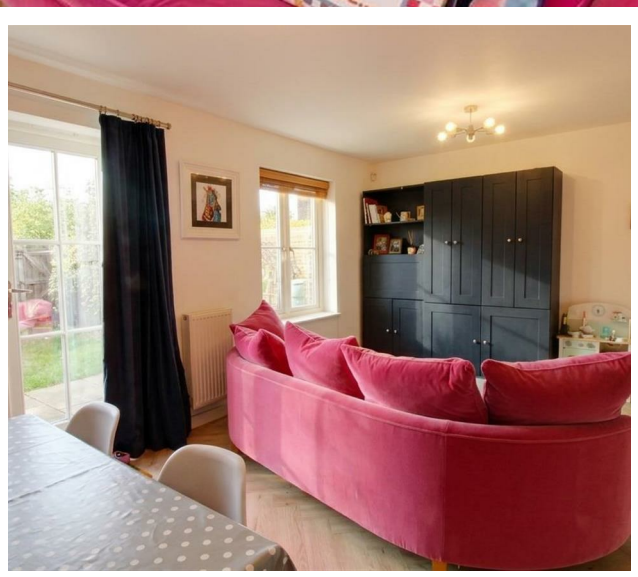
GUIDE PRICE

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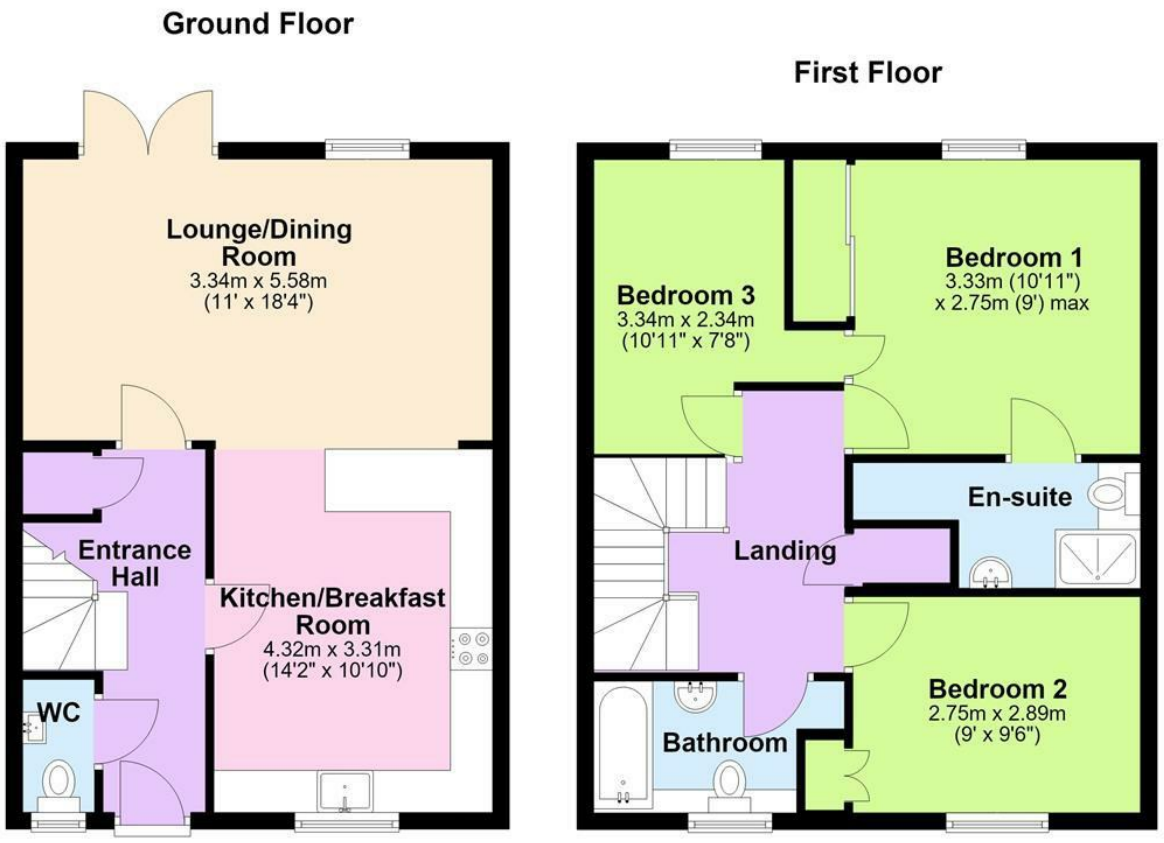
Boasting a wonderful and peaceful cul-de-sac setting yet a stones throw from the town centre and easy striking distance to the train station. A modern three bedroom semi detached home which has been upgraded by the current owners to include a high specification kitchen/breakfast room and the benefit of an ensuite to the main bedroom with garden to the rear and parking to the front.

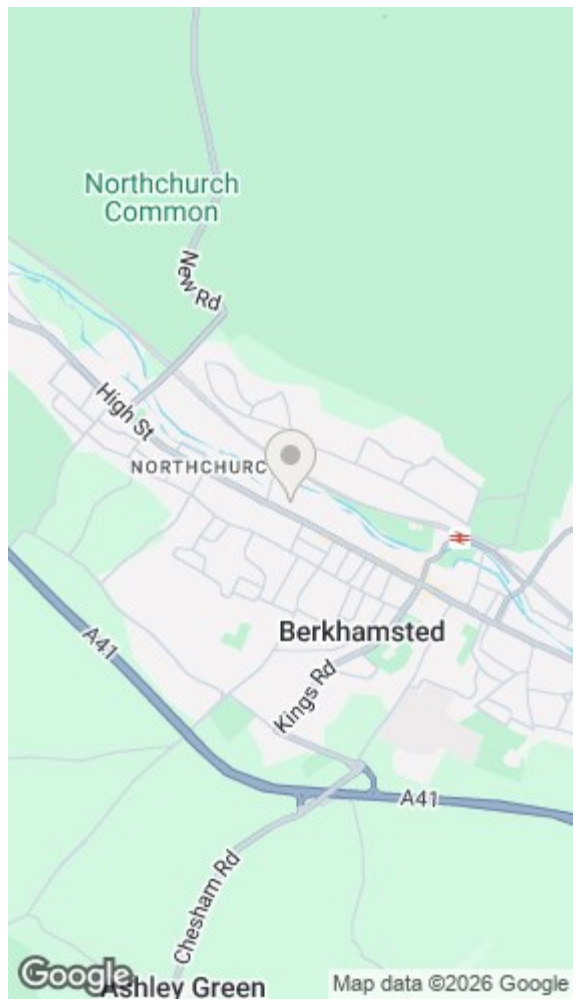


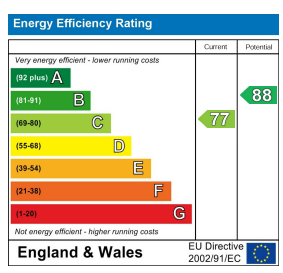


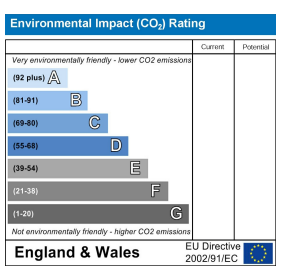


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Total area: approx. 87.3 sq. metres (939.3 sq. feet)

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Located in a superb location just off the town centre yet benefitting from a peaceful cul-de-sac setting.





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Ground Floor
The welcoming entrance hall sets the tone, providing access to a generous cloakroom, the kitchen, and the impressive open-plan living space. Designed with modern family life in mind, the expansive kitchen, living, and dining area creates a wonderful social hub for everyday living and entertaining alike. Upgraded in 2021, the stylish kitchen is flooded with natural light and features an excellent range of contemporary base and wall units, alongside integrated appliances including an induction hob, electric oven, dishwasher, and fridge/freezer. There are quartz worktops and breakfast bar area for socialising. The spacious living and dining area is a standout feature of the home, offering an abundance of room to relax and entertain. Large patio doors open onto the attractive west-facing garden, allowing sunlight to pour into the property throughout the afternoon and evening, creating a bright and inviting atmosphere year-round.

First Floor
Upstairs, the landing has doors opening to three bedrooms, including two doubles and a versatile third bedroom, ideal as a child's room, home office, or dressing room. Thoughtfully designed with excellent storage throughout, the first floor is perfectly suited to modern family life. The principal bedroom is a superb retreat, offering ample space, a fitted wardrobe, and a beautifully appointed en-suite shower room finished in tasteful, contemporary tones. The second bedroom is another spacious double and also benefits from a built-in wardrobe, making it ideal for guests, children, or a growing family. Completing the accommodation is the well-presented family bathroom, featuring a stylish three-piece suite.

The Outside
Outside, the delightful west-facing garden provides a wonderful extension of the living space and has been designed for both relaxation and entertaining. A generous patio creates the perfect setting for summer barbecues, evening drinks, and al fresco dining with friends and family, while the expanse of lawn offers plenty of room for children to play or keen gardeners to enjoy. Established planting adds colour, privacy, and character throughout the seasons, and a rear gate provides convenient side access to the property. Directly at the front of the property is a small lawned garden with pathway leading to the front door and to the allocated parking for two cars.

Combining spacious accommodation, modern interiors, and a peaceful yet highly convenient location, this attractive home offers an exceptional opportunity for families, professionals, and commuters alike.

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

Transport Links
Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Education & Leisure
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, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

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