



Castles

PRIORY GARDENS  
Berkhamsted, HP4 2DS



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**£850,000**  
(Freehold)

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This immaculate semi-detached family home is ready for you to move straight into, offered to the market in this peaceful no-through road location within easy walking distance of Berkhamsted mainline train station



The entrance hall leads to a spacious L-shaped living room featuring elegant pale grey wood-effect flooring, crisp white walls, a striking gas fireplace, and both patio and bi-fold doors that open to the garden. Skylights flood the room with natural light, creating a bright and inviting atmosphere.

Flowing seamlessly from the living room is the modern, fully-fitted kitchen, complete with sleek high-gloss white cabinets, pale grey wood-effect flooring, contrasting dark grey granite worktops, and a breakfast bar – perfect for casual dining.

A separate lounge, carpeted in soft oatmeal, offers a cozy retreat with its pale walls and large window. A contemporary cloakroom completes the ground floor layout.

Upstairs, you'll find three generous double bedrooms and one single, all tastefully decorated in soft, neutral tones. The spacious master bedroom and bedroom three are dual aspect, allowing plenty of natural light, and all bedrooms benefit from built-in cupboard space.

The family bathroom is sleek and modern, with a stylish white suite complemented by dark grey floor and wall tiles.

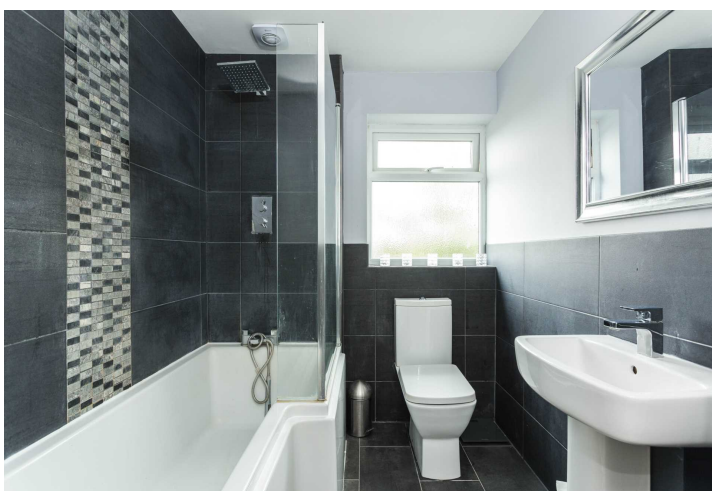
Outside, the landscaped garden is easy to maintain, featuring a stone-paved patio, raised lawn, and flower beds. To the front, a small lawned area and driveway provide off-road parking.

## Specifications

4 BEDROOMS  
2 RECEPTIONS  
2 BATHROOMS  
SEMI DETACHED HOUSE  
GARDEN  
DRIVEWAY  
TOWN LOCATION



This stunning home offers modern living in a peaceful Berkhamsted location—don't miss the opportunity to make it yours!



#### **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 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**

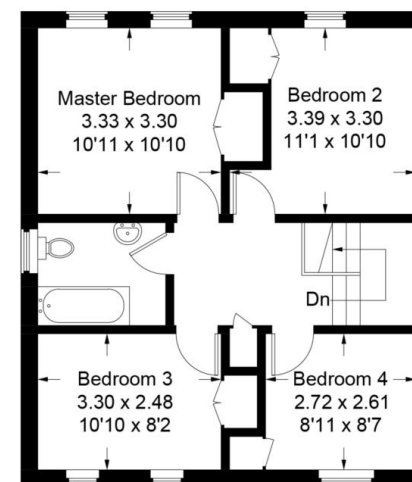
**Council Tax Band: E**

**EPC Rating: TBC**

Approximate Gross Internal Area  
Ground Floor = 75.4 sq m / 812 sq ft  
First Floor = 54.1 sq m / 582 sq ft  
Total = 129.5 sq m / 1394 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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