



Castles

APPLECROFT  
Northchurch, Berkhamsted, HP4 3RX



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Asking  
Price  
**£625,000**  
(Freehold)

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Castles are delighted to present this beautifully presented Three-Bedroom End-of-Terrace home. Situated in a peaceful cul-de-sac location.



This Charming and beautifully maintained home welcomes you with a bright and spacious Entrance Hall, offering a warm first impression. To the front of the property is a stylish, contemporary Kitchen fitted with a range of modern units, Integrated Appliances, and ample countertop space. Adjacent to the kitchen is a convenient downstairs Cloakroom, adding practicality for guests and family use. To the rear of the property, the home opens up into a generous Open-Plan Living and Dining area, offering a flexible and inviting space perfect for both relaxing and socialising. The standout feature here is the sleek Doors that span the width of the rear wall, flooding the room with natural light and seamlessly connecting the indoor living space to the private rear garden. The Garden itself has been landscaped for ease of maintenance, featuring durable Astro turf, a smart Patio seating area, and a garden Shed—ideal for summer barbecues, children's play, or simply unwinding in a peaceful outdoor setting.

Upstairs on the first floor, the well-appointed layout includes a primary Bedroom with a modern En-Suite shower room, offering a comfortable and private retreat. A second Bedroom on this level is perfect for a child's room, guest space, or office, while a stylish family bathroom with contemporary fixtures completes the floor.

The top floor is home to a large and versatile third Bedroom, spanning the full width of the property. With ample space and natural light, this room is perfect as a guest suite, home office, or teenager's den, offering flexibility to suit a range of lifestyles.

Externally, the property enjoys an enviable End-of-Terrace position, providing additional privacy and side access. There are two dedicated Off-Road Parking spaces located directly outside the front door, ensuring convenient and secure parking at all times.

## Specifications

- END-OF-TERRACE
- 3-BEDROOMS
- CUL-DE-SAC LOCATION
- 2 PARKING SPACES
- SPACIOUS LIVING ROOM
- CLOAKROOM
- MODERN KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- LARGE TOP-FLOOR BEDROOM
- PRIVATE ASTRO TURF GARDEN WITH PATIO





Sleek Patio doors flood the space with light and open onto a private, low-maintenance rear garden.



#### **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.

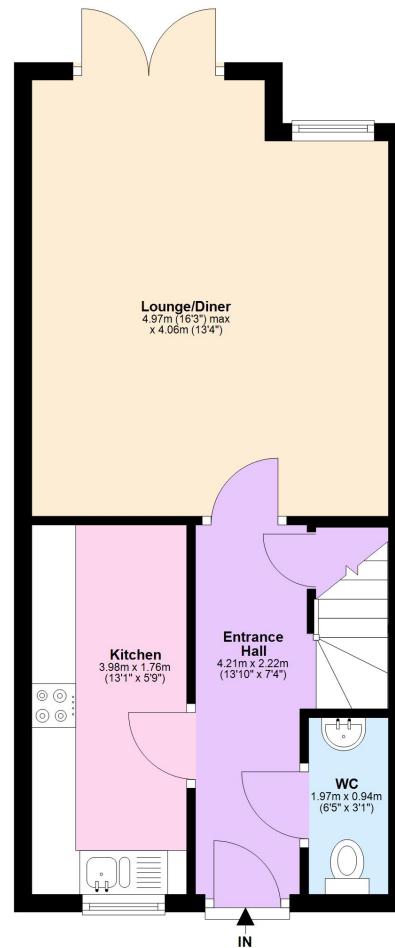
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: tbc**

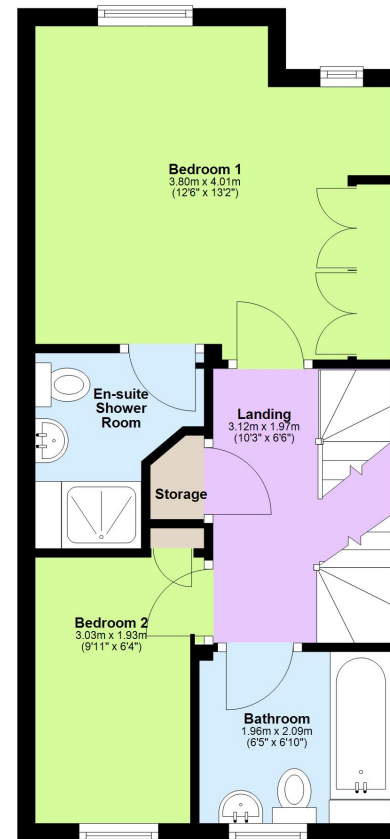
### Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



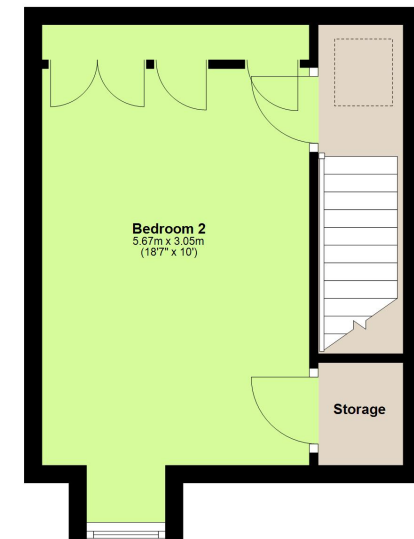
### First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



### Second Floor

Approx. 21.2 sq. metres (228.3 sq. feet)



Total area: approx. 93.0 sq. metres (1000.8 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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