



Castles

CLUNBURY COURT
Manor Street, Berkhamsted, HP4 2FF

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£700,000
(Leasehold)

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This delightful property offers a blend of modern comforts and timeless elegance, perfect for those seeking style and convenience



Step through the inviting entrance hallway into a spacious, dual-aspect living room. With its pale color palette, wood flooring, and a sleek built-in media unit, this room exudes contemporary charm while providing a welcoming and versatile space. The heart of the home is the fully fitted kitchen/dining room. Bright and spacious, it boasts wood flooring, two large windows adorned with plantation shutters, and ample room for a dining table and chairs—perfect for entertaining or enjoying family meals. A modern cloakroom completes the ground floor accommodation. Upstairs, you'll find two generously sized double bedrooms, both filled with natural light and featuring soft, pale carpets for added comfort. The master bedroom is a luxurious retreat with fitted wardrobes, two large windows, and an en suite bathroom showcasing a modern white suite and wood flooring. The second bedroom also benefits from fitted wardrobes and a tranquil color palette. Its en suite shower room features a contemporary white suite and a large walk-in shower, creating a spa-like atmosphere. Accessed via electronic gates, the communal gardens offer a serene oasis with a stunning courtyard and water feature—ideal for outdoor relaxation or quiet reflection. The property also includes a larger-than-average single garage in a block, providing secure storage or parking.

Specifications

2 BEDROOMS
2 RECEPTIONS
2 BATHROOMS
TERRACED HOUSE
GARAGE
GARDEN
TOWN LOCATION



This charming home is perfectly suited for professionals, small families or downsizers seeking a convenient lifestyle in Berkhamsted



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

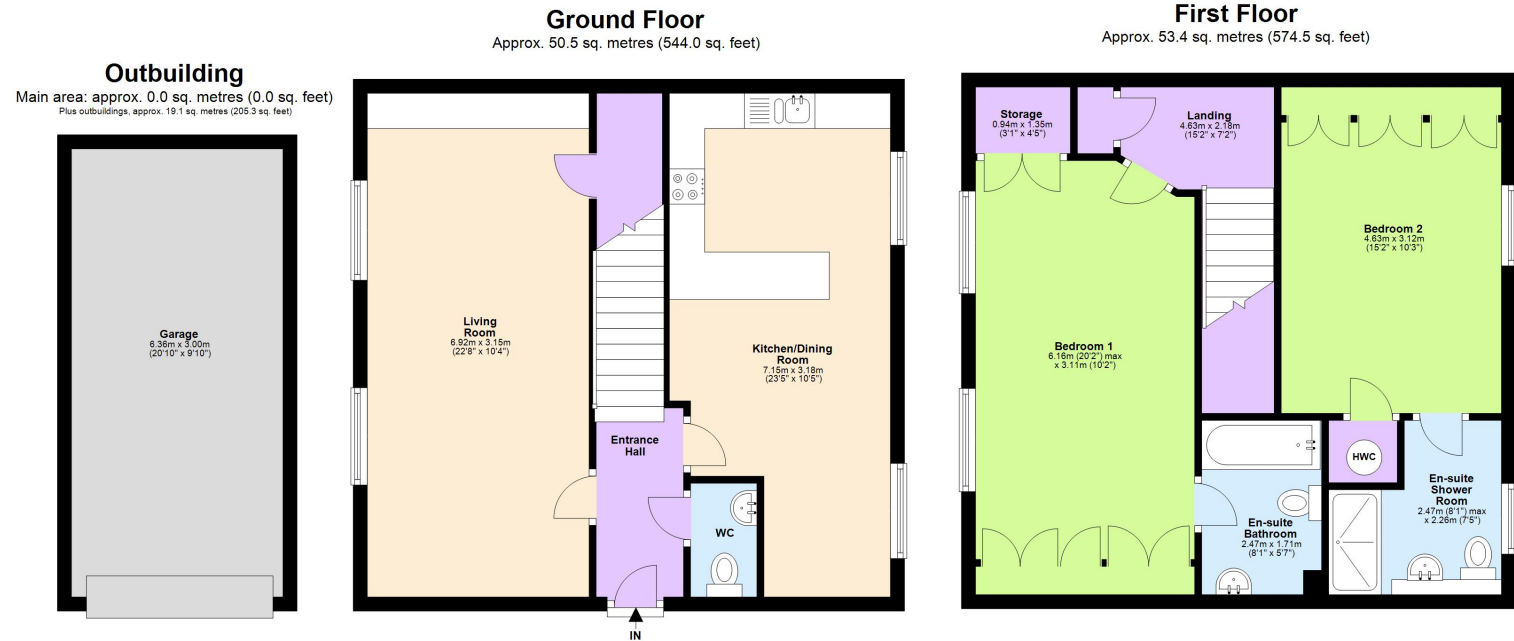
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School 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: Leasehold
Council Tax Band: F
EPC Rating: TBC



Main area: Approx. 103.9 sq. metres (1118.5 sq. feet)
Plus outbuildings, approx. 19.1 sq. metres (205.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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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