



Castles

ELLESMERE ROAD
Berkhamsted, HP4 2EU

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Offers IEO
£630,000
(Freehold)

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This spacious terraced property boasts an abundance of curb appeal and is brimming with internal character, retaining many original features.



The allure of this property begins with its charming exterior design, featuring robust brickwork and an inviting front door that opens directly into the welcoming living room. The ground floor has been thoughtfully and creatively utilized to make the most of the available space, including a garden room with an en-suite shower, which can serve as a versatile home office or a guest room. Additionally, a tasteful loft conversion has been undertaken to create a fourth internal bedroom, offering a fantastic space for use as a playroom or a secondary home office, complete with ample storage options. The living room, dining room, and kitchen have been elegantly styled, with the living room boasting a distinctive fireplace. All of these rooms feature either wooden or tiled flooring, and the tiled areas benefit from underfloor heating. The modern fixtures and fittings in the compact kitchen make it an ideal place for both home cooking and entertaining. On the first floor, you'll find three bright and airy bedrooms, each serviced by a modern, well-appointed family bathroom with a separate shower and a classic roll-top bath. Outside, the property offers a practical patio area, well-established borders with mature plants, raised beds for cultivating vegetables, and private spaces for entertaining.

Specifications

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



This property is likely to captivate the interest of those seeking something extraordinary in their next home



A little about the corner of the world we call home...

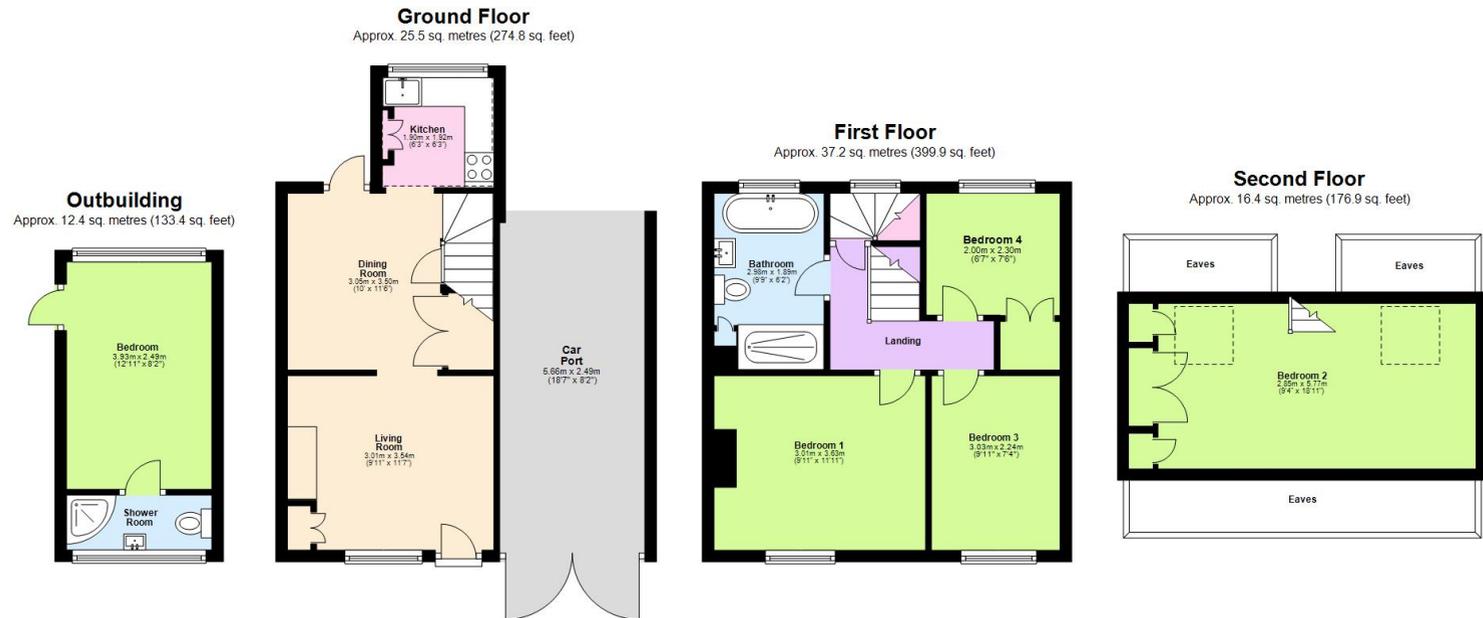
Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural 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 Dutchy 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.



Total area: approx. 91.5 sq. metres (985.0 sq. feet)

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

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



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