



Castles

VICTORIA ROAD  
Berkhamsted, Hertfordshire HP4 2JT

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**£535,000**  
(Freehold)

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This charming two-bedroom period home offers the perfect balance of character and contemporary living, just a short walk from the bustling High Street and mainline station.



The ground floor is arranged with a welcoming living room to the front, featuring a bright bay window, and a stylish open-plan kitchen/diner to the rear. This modern, well-equipped space provides ample room for family dining and entertaining, with direct access to the garden.

Upstairs, the principal bedroom spans the full width of the house, while the second bedroom offers flexibility as a guest room, nursery or study. A smartly presented family bathroom completes the first floor.

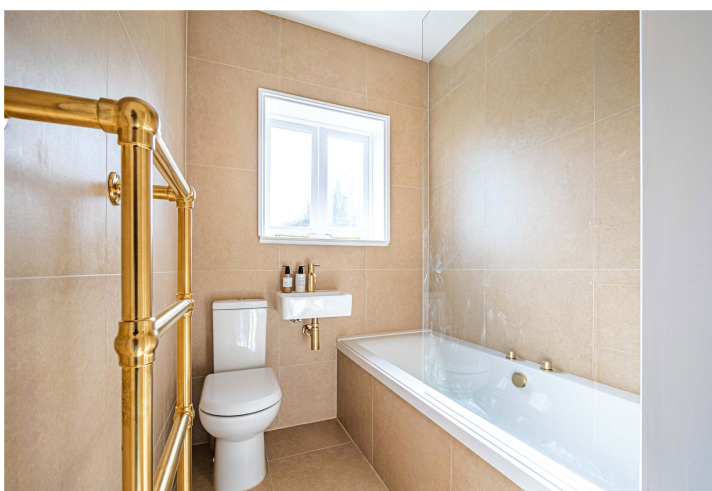
Victoria Road is ideally placed for Berkhamsted's wide selection of cafés, restaurants and independent shops, as well as highly regarded local schools. For commuters, the mainline station is within easy reach, with direct services into London Euston.

## Specifications

- PERIOD HOME
- 2 BEDROOM
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINER
- LARGE MAIN BEDROOM
- CONTEMPORARY BATHROOM
- PRIVATE GARDEN WITH OUTBUILDING
- CENTRAL BERKHAMSTED LOCATION



The rear garden is a real highlight, providing a private retreat. At the far end, a versatile garden room offers excellent potential.



#### **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.

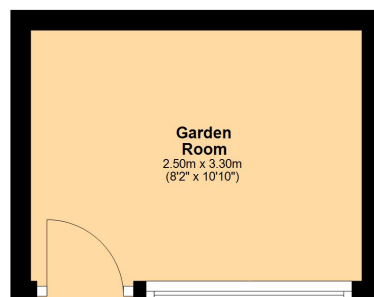
**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** D

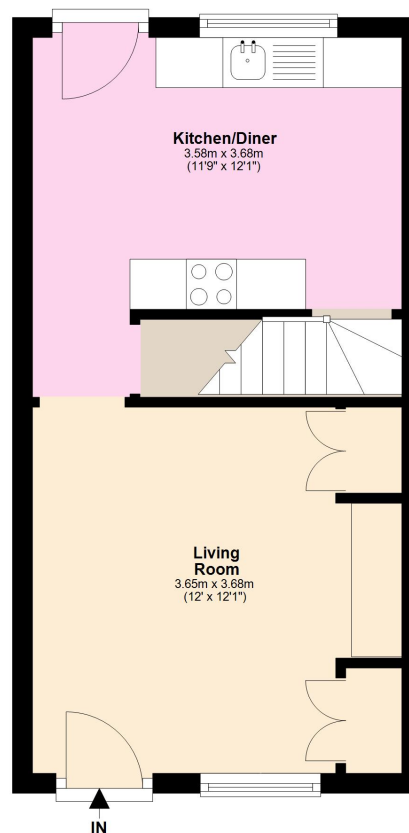
### Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 8.3 sq. metres (88.8 sq. feet)



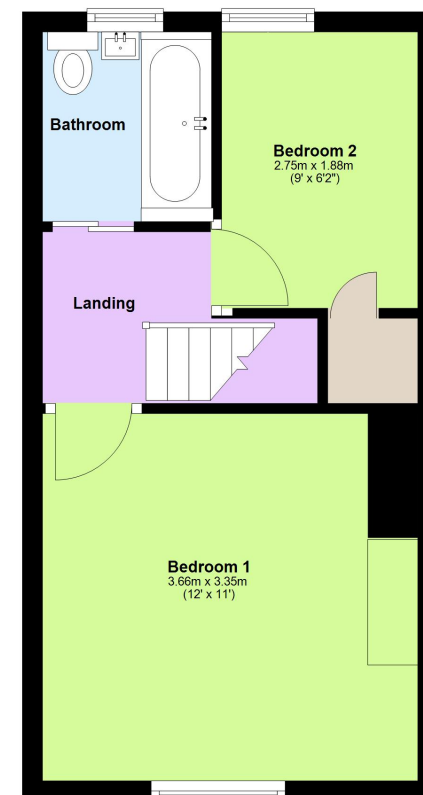
### Ground Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



Main area: Approx. 53.6 sq. metres (577.3 sq. feet)

Plus outbuildings, approx. 8.3 sq. metres (88.8 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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