



Castles

CHAUCER CLOSE
Berkhamsted, HP4 3PP

CHAUCER CLOSE

Berkhamsted, HP4 3PP

£650,000
(Freehold)

Castles



CASTLES ESTATE AGENTS are delighted to present, in a prime town location in Berkhamsted, this EXTENDED semi-detached house



Upon entering, you are greeted by a spacious entrance hall, providing a warm welcome to residents and guests alike. The living room boasts an inviting ambiance with wood flooring and a gas fireplace as focal points. Decorated in neutral colours, it offers a versatile space for relaxation and entertainment. This room seamlessly flows into a spacious study, illuminated by Velux windows for initial light, as well as patio doors that provide convenient side access to the property. The heart of the home is the generously sized kitchen/diner, featuring tiled floors, maple units and a Rangemaster oven. With doors leading to the garden, this area is perfect for both casual family meals and formal gatherings. Upstairs, the property continues to impress with three double bedrooms, each adorned with large windows that flood the rooms with natural light. The master bedroom benefits from a modern en suite, offering a private retreat for homeowners. Additionally, a well-appointed family bathroom serves the remaining bedrooms, ensuring convenience and comfort for residents. Outside, the property boasts a beautifully landscaped garden, predominantly laid to lawn, and enhanced by sweeping wooden decking. This outdoor space offers ample opportunities for al fresco dining, relaxation, and entertaining. Completing the exterior features are an outbuilding and shed, providing valuable storage space. From the garden, residents can enjoy picturesque views of the surrounding countryside, adding to the appeal of this charming property.

Specifications

- 3 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- SEMI DETACHED HOUSE
- GARDEN
- TOWN LOCATION



Within walking distance to the vibrant High Street and train station



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 to 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.

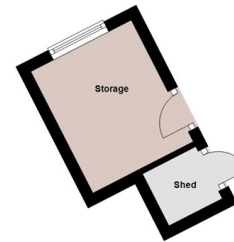
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

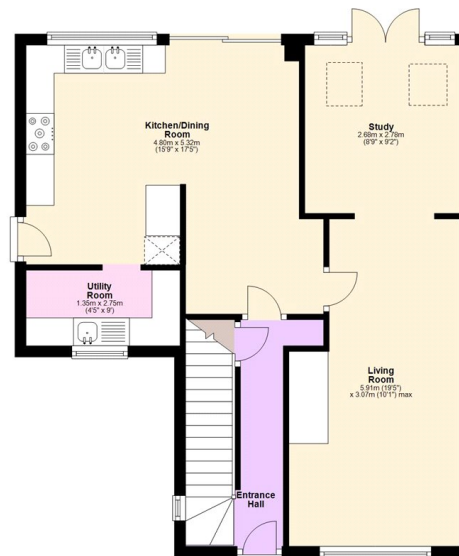
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C

Outbuilding
Approx. 6.1 sq. metres (66.0 sq. feet)



Ground Floor
Approx. 59.3 sq. metres (638.7 sq. feet)



First Floor
Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 122.6 sq. metres (1319.7 sq. feet)

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

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



Castles