



Castles

MORTAIN DRIVE  
Berkhamsted, HP4 1JZ

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**£280,000**  
(Freehold)

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This delightful property offers the perfect blend of modern elegance and comfort, situated in a prime location with easy access to local amenities and transportation



As you step through the ground floor entrance into the welcoming hallway, you'll immediately feel at home. Ascend the stairs to the secondary landing, where the heart of the home awaits.

The L-shaped lounge boasts a contemporary ambiance with its pale grey carpets and pristine white walls, creating a bright and airy space illuminated by a large window. This inviting area seamlessly flows into the fitted kitchen, designed for both style and functionality. Adorned with grey wood effect flooring and sleek white gloss cabinets, the kitchen features wood work surfaces and a convenient breakfast bar, perfect for casual dining or entertaining guests.

Retreat to the spacious double bedroom, offering tranquility and comfort with its soft grey carpeting and ample natural light pouring in through another large window.

Indulge in relaxation in the modern fully tiled bathroom, featuring a crisp white suite and wood effect flooring, providing a serene oasis for unwinding after a long day.

Outside, the property boasts an easy-to-maintain private rear garden, thoughtfully laid to lawn, offering a serene outdoor space for enjoying al fresco dining or simply soaking up the sunshine. The property includes a single garage, in block at the rear, providing ample space for your vehicles and storage needs.

## Specifications

1 BEDROOM

1 RECEPTION

1 BATHROOM

MAISONETTE

GARDEN

GARAGE

TOWN LOCATION



Welcome to your newly refurbished maisonette in the charming town of 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 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.

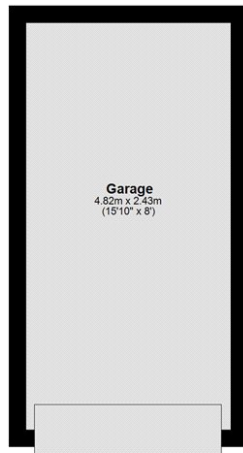
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

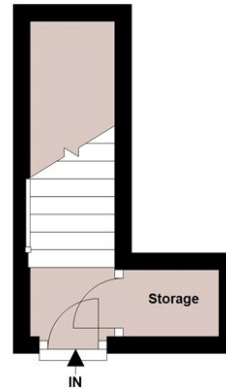
Council Tax Band: C

EPC Rating: C

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 11.7 sq. metres (126.0 sq. feet)



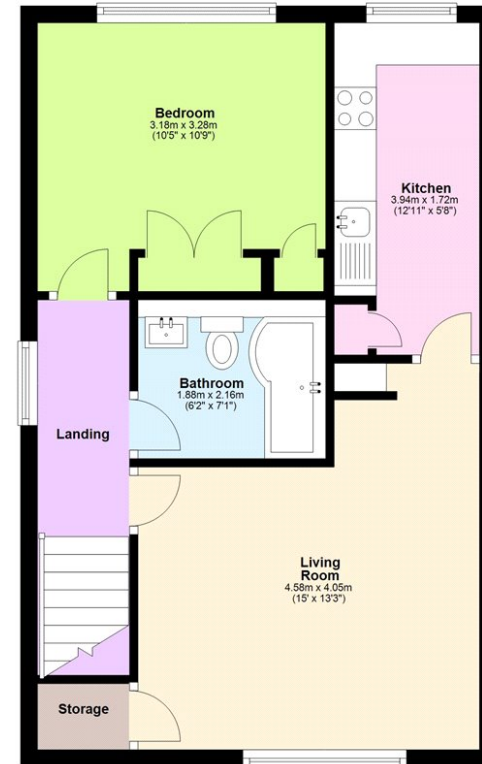
**Ground Floor**  
Approx. 4.7 sq. metres (50.8 sq. feet)



Main area: Approx. 49.2 sq. metres (529.8 sq. feet)  
Plus outbuildings, approx. 11.7 sq. metres (126.0 sq. feet)

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

**First Floor**  
Approx. 44.5 sq. metres (479.0 sq. feet)



**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**

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