



Castles

VICTORIA ROAD  
Berkhamsted, Hertfordshire, HP4 2JS



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Asking  
Price  
**£625,000**  
(Freehold)

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Castles Estate Agents proudly present this Charming & Spacious 3-Bedroom Semi-Detached Family Home, nestled in the heart of Berkhamsted.



This Stunning family home offers spacious and well-appointed accommodation throughout, complete with Driveway Parking. The Ground Floor features an Open-Plan Lounge/Dining Room, a Stylish Kitchen, a Bathroom, and an inner hall. A standout feature is the Lounge/Dining area, which boasts a Gas Fire and bespoke built-in cabinetry and shelving. The kitchen is thoughtfully designed with a range of wall and base units, along with select integrated appliances. The Bathroom includes a Three-piece suite with a Bath, Shower, and hand wash basin, complemented by a separate WC. Upstairs, the First Floor comprises Three Bedrooms. The principal bedroom, located at the front of the property, enjoys an abundance of natural light through its Double-Aspect Windows and benefits from Fitted Wardrobes. The tiered rear Garden provides a fantastic outdoor space for the whole family, featuring a large paved patio—ideal for entertaining—leading to a lawned area with a generous shed equipped with power. The front garden is mainly laid to lawn, with a central path guiding you to the front door and Driveway. Located in the heart of Berkhamsted, this home is just moments from the town's vibrant cafés, bars, restaurants, boutiques, and the iconic Art Deco Rex cinema. Berkhamsted train station is a short walk away, offering direct connections to London Euston

## Specifications

- THREE BEDROOM
- SEMI DETACHED
- CLOSE TO HIGH STREET
- DRIVEWAY PARKING
- EXCELLENT CONDITION
- MATURE REAR GARDEN
- RE-FITTED KITCHEN
- EXTENDED TO THE REAR





Complete with driveway parking, this stunning home is a fantastic opportunity for families seeking both space and a prime location.



#### **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.

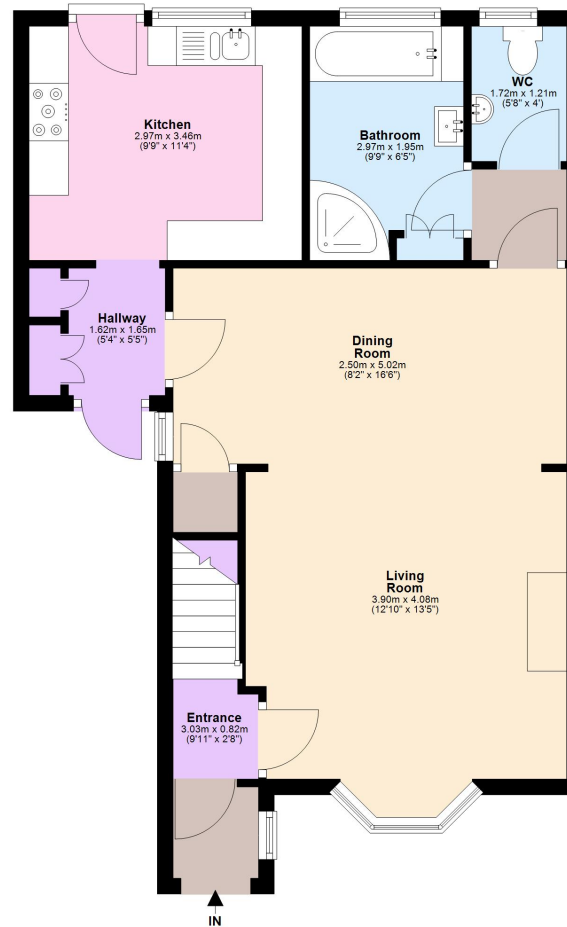
**Tenure: Freehold**

**Council Tax Band: C**

**EPC Rating: E**

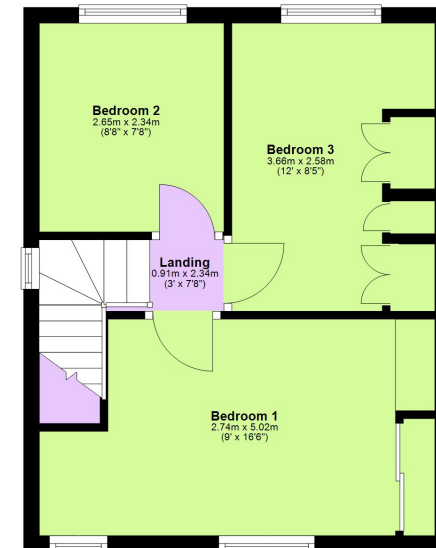
### Ground Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



### First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



**Total area: approx. 90.5 sq. metres (974.5 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**

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