



Castles

ASHRIDGE RISE
Berkhamsted, HP4 3JT

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Offers IEO
£675,000
(Freehold)

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Nestled in the sought-after town of Berkhamsted, this beautifully presented 3-bedroom semi-detached home is ready for you to move in and enjoy



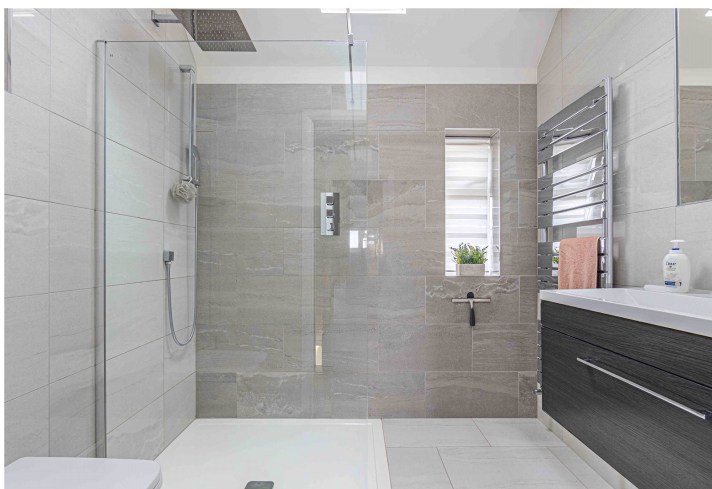
As you step into the spacious hallway, you'll be greeted by the warmth of real wood flooring and stylish pale chalk-coloured walls. The inviting living room boasts a modern open gas fireplace and a large bay window, filling the room with natural light. The property also features a separate cinema room, perfect for movie nights or relaxation. The contemporary kitchen/dining room is a true highlight, with grey wood-effect flooring, sleek pale grey push-latch cabinets, and real wood worktops. A breakfast bar adds convenience, while the open plan design flows seamlessly into the bright conservatory, offering a dining space with views of the garden through patio doors. Downstairs, you'll also find a handy utility room with direct garden access and a convenient cloakroom. Upstairs, there are two generously sized double bedrooms and a single bedroom, all with large windows. Bedrooms 2 and 3 benefit from fitted wardrobes, providing ample storage. The modern family shower room impresses with its high-gloss, mushroom-coloured tiling and an extra-large shower area. Outside, the rear garden is mainly laid to lawn, bordered by flower beds, and features a stone patio—ideal for outdoor entertaining. A large garden shed offers additional storage. At the front of the property, a gravelled driveway provides off-street parking for up to three cars.

Specifications

3 BEDROOMS
1 RECEPTION
1 BATHROOM
SEMI DETACHED HOUSE
GARDEN
DRIVEWAY
TOWN LOCATION



This stunning home combines modern living with charming features, making it the perfect family home in a highly desirable 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 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.

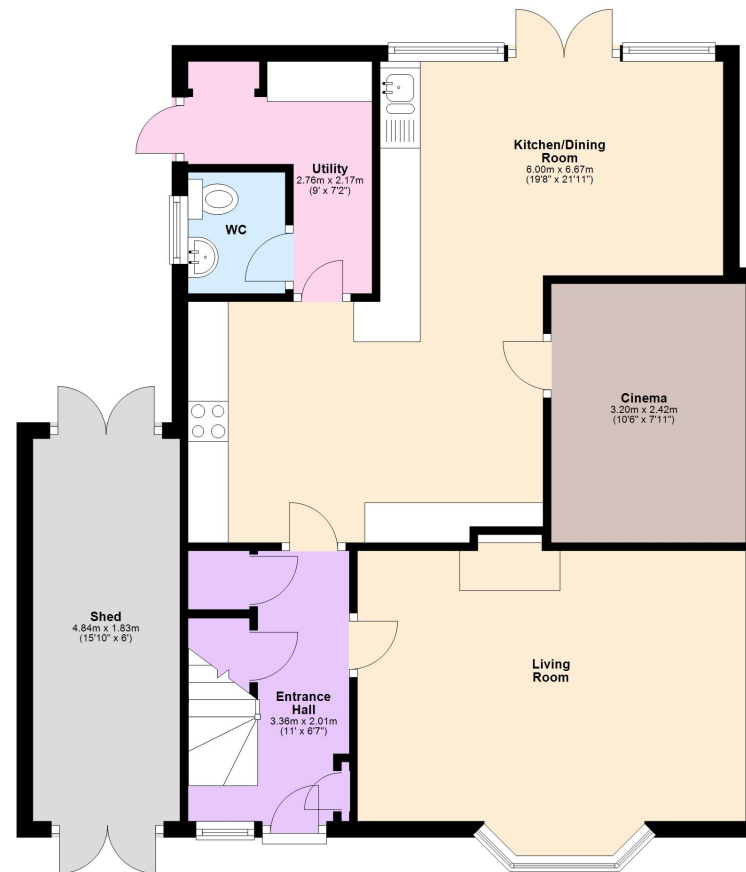
Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Ground Floor

Approx. 74.0 sq. metres (797.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.8 sq. feet)



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)

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

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