



Castles

ELLESMERE ROAD
Berkhamsted, HP4 2EU

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£600,000
(Freehold)

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Nestled in the heart of Berkhamsted, this delightful two-bedroom terraced cottage perfectly blends character and modern comfort



Step into the welcoming open-plan living and sitting room, featuring real wood flooring, plantation shutters, and a charming log-burning stove—the perfect space for cozy evenings.

A separate carpeted sitting area leads to an inner hallway, offering ample fitted storage and stairs to the first floor. The heart of the home is the spacious kitchen/dining room, beautifully designed with cream shaker-style cabinetry, a butler sink, and skylights that flood the space with natural light. Oatmeal tiled flooring adds warmth, while patio doors open onto a decked terrace—a perfect spot to enjoy elevated views over the garden and Berkhamsted beyond.

The modern family bathroom is also located on the ground floor, complete with a contemporary white suite and an over-bath shower. Upstairs, you'll find two generously sized double bedrooms, both finished in a soft, neutral palette with plush carpeting. The master bedroom benefits from fitted cupboards and large windows with shutters, enhancing both storage and style.

Outside, the private rear garden is mostly laid to lawn, with a rear decked patio and a versatile brick outbuilding, currently used as a home office—ideal for remote working or extra storage

Specifications

2 BEDROOMS
1 RECEPTION
1 BATHROOM
TERRACED HOUSE
GARDEN
OUTBUILDING
TOWN LOCATION



This charming home is just a short stroll from local shops, cafés, and the train station, offering easy access to London



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.

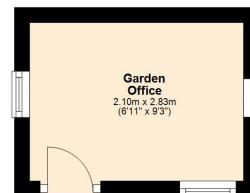
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

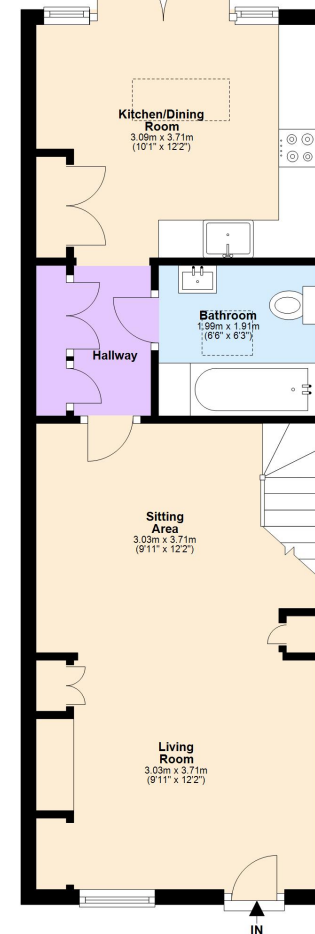
Council Tax Band: D

EPC Rating: D

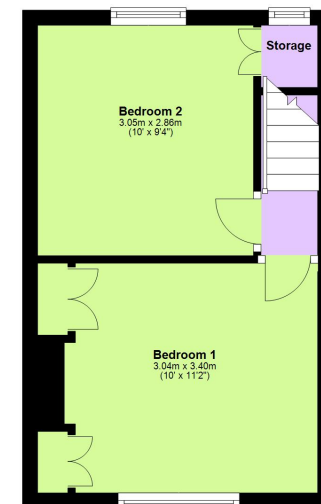
Outbuilding
Approx. 5.9 sq. metres (63.9 sq. feet)



Ground Floor
Approx. 42.2 sq. metres (453.8 sq. feet)



First Floor
Approx. 22.0 sq. metres (236.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.5 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

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Radlett

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