



Castles

BOURNE END LANE
Bourne End, HP1 2RL

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£675,000
(Freehold)

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This stunning BRAND NEW 3-Bedroom Semi-Detached Home sits in a very quiet cul de sac in Bourne End Village The home offers a perfect blend of modern luxury and timeless elegance.



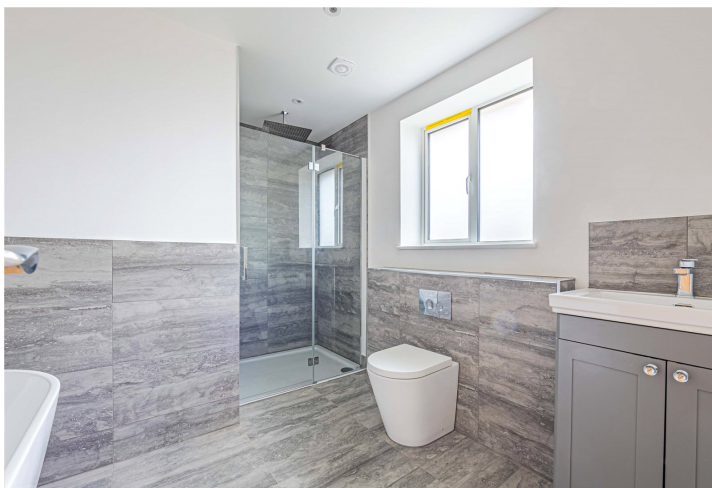
As you step inside, you'll be greeted by a spacious entrance hall featuring convenient engineered oak over under floor heating flooring that seamlessly flows throughout the ground floor. The large double-aspect lounge is a bright and inviting space, adorned with a white color palette that enhances the sense of openness. A feature wood-burning stove adds a touch of warmth and coziness, making it the perfect spot to relax.

Double doors lead you to the heart of the home—a fully fitted, double-aspect kitchen/dining room. Here, you'll find heated oak flooring underfoot, complemented by chalk-white country-style wall and floor cabinets. The kitchen's design is both functional and stylish, offering BOSCH appliances, boiling water tap, and ample space for cooking and entertaining. Bi fold doors open directly onto the garden, ideal for al fresco dining and summer gatherings. Completing the downstairs accommodation is a bright, modern cloakroom. Upstairs, the home continues to impress with three generously sized double bedrooms, all carpeted, with under floor heating and with white walls throughout, to provide a calm and restful atmosphere. The dual-aspect master bedroom is a true retreat, featuring a modern en suite bathroom with sleek white fittings and a separate shower cubicle. Bedrooms 2 and 3 are also spacious doubles, each with large windows that flood the rooms with natural light. A contemporary white family bathroom serves these bedrooms, offering both style and convenience.

Outside, the property boasts a beautifully landscaped garden, freshly laid raised lawn and a substantial sand stone paved patio, perfect for enjoying sunny days. To the front, a paved driveway provides convenient off-street parking for two cars and electric car charging.

Specifications

3 BEDROOMS
1 RECEPTION
2 BATHROOMS
SEMI DETACHED HOUSE
GARDEN
DRIVEWAY
NEW BUILD
VILLAGE LOCATION



The property is also well placed for the commuter wishing to travel by road



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.

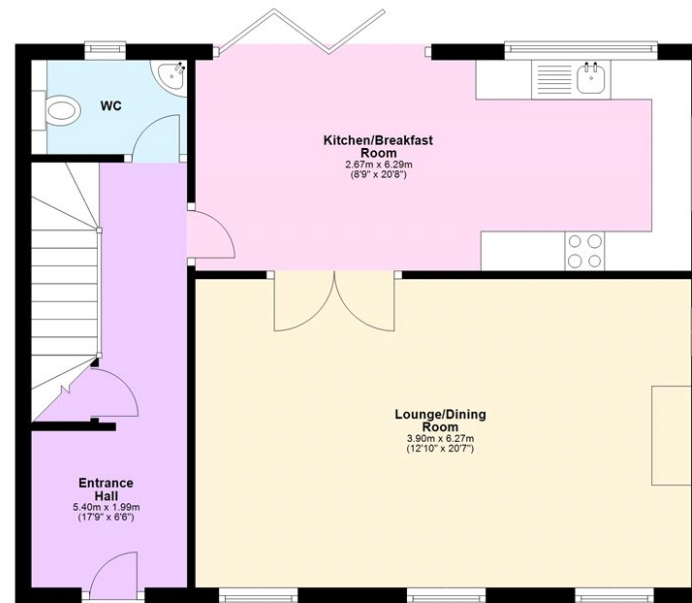
Please Note:

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.

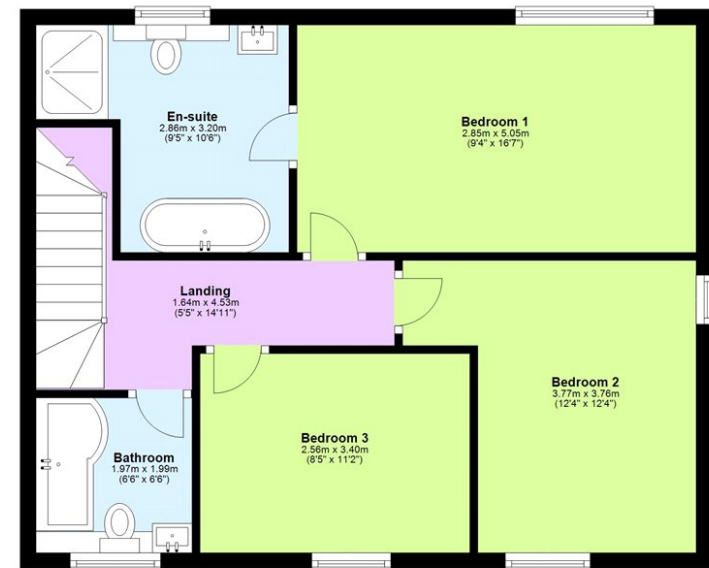
Ground Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



First Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Total area: approx. 111.8 sq. metres (1203.5 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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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**

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