



Castles

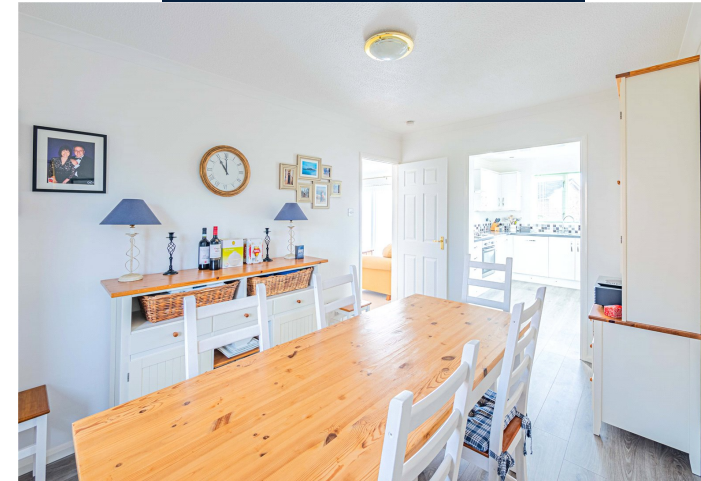
SAYERS GARDENS
Berkhamsted, Hertfordshire HP4 1BT

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Asking
Price
£875,000
(Freehold)

Castles



CASTLES are proud to present this Beautifully presented Four-Bedroom Detached family home, in one of Berkhamsted's most desirable residential locations.

 4  2  2  Multiple

On the ground floor, the property opens into a welcoming Entrance Hall, from which the main reception rooms flow. The Living room is a generous, light-filled space, enhanced by its dual aspect and French Doors that create a natural connection with the Garden. This is a perfect setting for both relaxing evenings and entertaining guests. To the front, a separate Office provides an excellent home-working environment or could serve as a playroom, while the downstairs cloakroom adds everyday practicality.

The Dining room, positioned at the rear, enjoys direct access to the Kitchen, offering flexibility for both formal dining and casual family meals. The kitchen itself is fitted with modern units and ample work surfaces, and benefits from a door leading directly into the Garden, making it well suited for summer dining and family gatherings.

Upstairs, the first floor provides Four well-proportioned Bedrooms. The principal bedroom is particularly impressive, with a stylish En-Suite Bathroom and fitted wardrobes, creating a calm and private retreat. The Second and Third bedrooms are both generous Doubles, while the Fourth bedroom is perfectly suited as a child's room, guest space or second study. A family Bathroom, finished with a contemporary suite, completes the accommodation on this floor.

Externally, the house is complemented by a private rear Garden, offering a secure and peaceful setting for outdoor living. To the side, a Detached Double Garage provides excellent storage and secure parking, while the Driveway offers additional Off-Road Parking for multiple vehicles.

Specifications

- FOUR BEDROOMS
- BRIGHT DUAL-ASPECT LIVING ROOM
- DINING ROOM AND FITTED KITCHEN
- GROUND FLOOR OFFICE SPACE
- FAMILY BATHROOM AND WC
- DOUBLE GARAGE AND DRIVEWAY
- PRIVATE REAR GARDEN
- SOUGHT-AFTER BERKHAMSTED LOCATION



With over 1,600 sq. ft., a double garage and private garden, this home offers modern convenience and versatile living.



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.

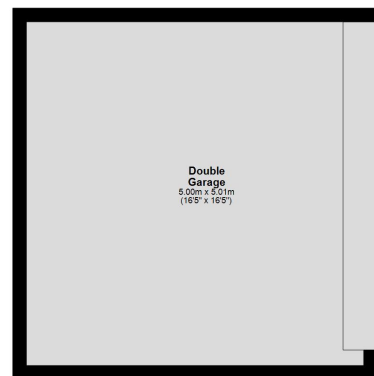
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

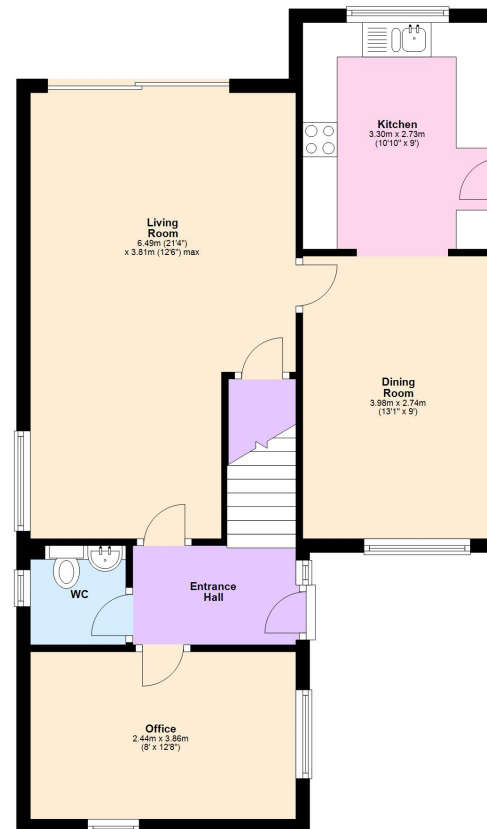
Council Tax Band: F

EPC Rating: tbc

Outbuilding
Approx. 25.1 sq. metres (269.8 sq. feet)



Ground Floor
Approx. 61.3 sq. metres (660.1 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.8 sq. feet)



Total area: approx. 149.9 sq. metres (1613.8 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

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Kings Langley

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Bushey

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