



Castles

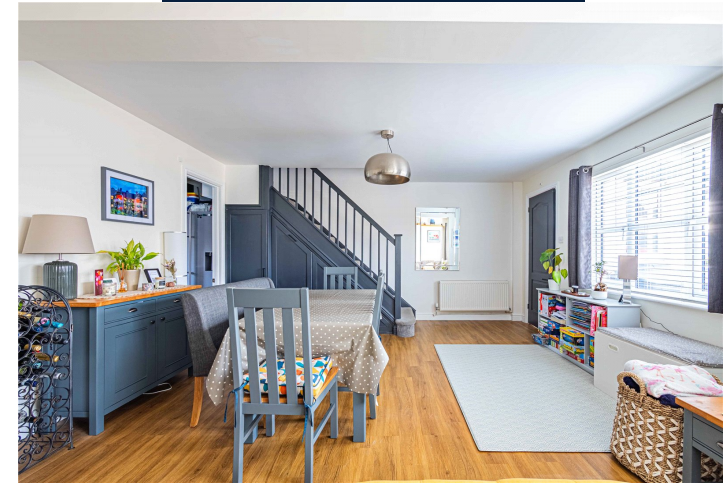
PEACOCKS CLOSE
Berkhamsted, Hertfordshire, HP4 1TH

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Offers IEO
£700,000
(Freehold)

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Castles Estate Agents are delighted to present this Stylish and Spacious Four-Bedroom family home, offering versatile living across three well-designed floors.



As you step onto the front porch and enter, you're greeted by a bright and welcoming living area. To your right, a spacious Lounge and Dining area flow seamlessly in an Open-Plan design that spans the full depth of the home. Off the lounge, a flexible room awaits—ideal as a guest bedroom or a study, along with a convenient WC.

Moving further through the ground floor, you arrive at the Modern Kitchen, featuring contemporary cabinetry and sleek Quartz countertops. A door leads directly to the rear Garden, creating a perfect indoor-outdoor connection.

Upstairs, the first floor hosts Two generously sized Bedrooms and a stylish family bathroom. A third Double Bedroom is found on the second floor, complete with a Dressing area and ample eaves storage.

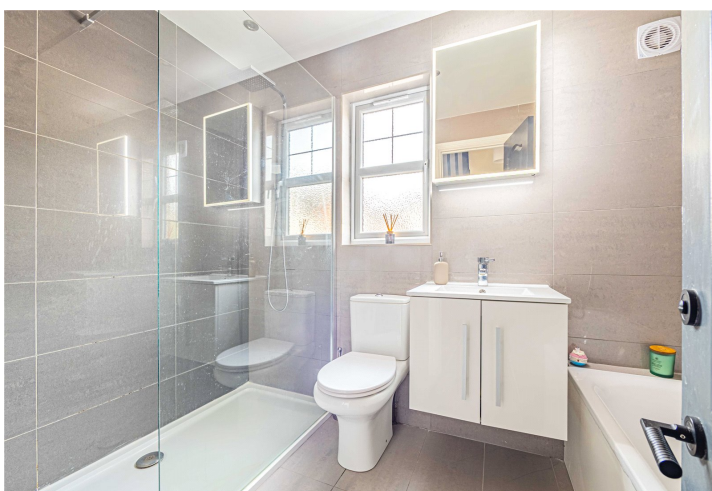
Outside, the private rear Garden includes a paved terrace adjacent to the house and a raised lawn area. The front of the property is complemented by a paved Driveway, providing parking for two cars.

Specifications

- 4 BEDROOMS
- SEMI DETACHED
- 2 RECEPTIONS
- OPEN PLAN LOUNGE/DINER
- DOWNSTAIRS W/C
- OFF STREET PARKING



Enjoy a sunny and secure rear garden, perfect for family life and outdoor entertaining, complete with a raised lawn and paved patio.



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.

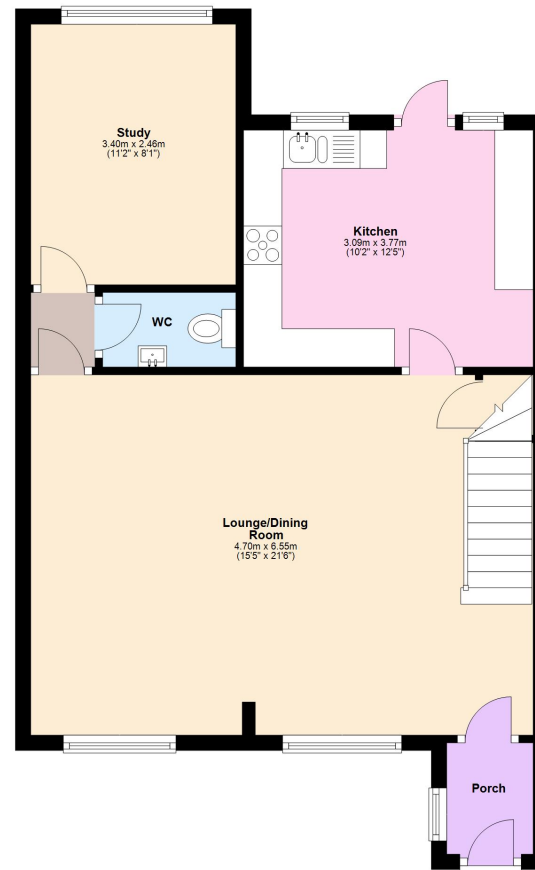
Tenure: Freehold

Council Tax Band: D

EPC Rating: C

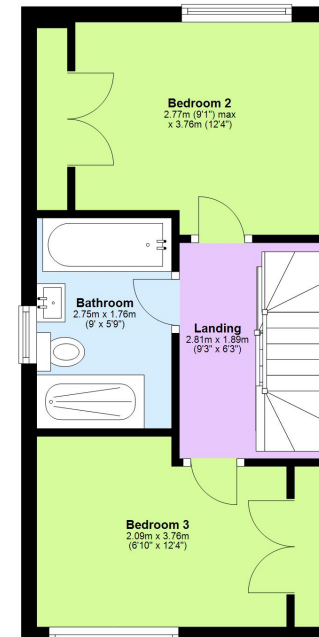
Ground Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



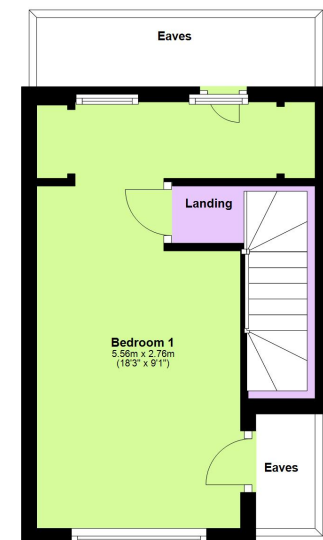
First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.1 sq. feet)



Total area: approx. 104.4 sq. metres (1124.2 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

01923 537111



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