



Castles

SHELDON WAY  
Berkhamsted, HP4 1FH



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Offers over  
**£925,000**  
(Freehold)

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This stunning Townhouse with Annex and Modern Features is nestled in the heart of Berkhamsted



Step into the open-plan living space, where calming blue hues complement beige floor tiles to create a welcoming ambiance. Clever under-stair storage and a striking complete the downstairs accommodation. Full-length shuttered windows allow natural light to flood the room, while the space flows effortlessly into a fully fitted kitchen. This modern kitchen is a chef's dream, featuring matte silver and contrasting dark blue/grey soft-push cabinets, a large island with a wine cooler, a ceramic hob with a built-in extractor fan, a breakfast bar, and a state-of-the-art Quooker boiling water tap. Double patio doors open onto a low-maintenance garden, perfect for entertaining. The first floor is thoughtfully laid out with two spacious double bedrooms and one single, all carpeted for comfort. Bedroom 3 stands out with double doors leading to an extensive balcony, providing a private retreat. Bedrooms 4 and 5 feature charming Juliet balconies, and Bedroom 4 also includes fitted wardrobes for added convenience. The modern family bathroom boasts a crisp white suite and contrasting dark grey tiles for a sleek finish. The top floor offers two generously sized double bedrooms, each with double Juliet balconies. These bedrooms share an en-suite-style shower room featuring dual sinks, a large walk-in shower, and a stylish navy and oatmeal color palette. The double garage has been transformed into a multi-purpose space, incorporating a gym, play area, and storage. Above the garage, you'll find a versatile annex currently used as an entertainment room, complete with wood-effect flooring, double Juliet balconies, and a separate cloakroom. The rear garden is designed for low maintenance with artificial grass and a paved patio area, ideal for outdoor gatherings. The front of the property overlooks a picturesque green space and a tranquil brook, adding to its charm.

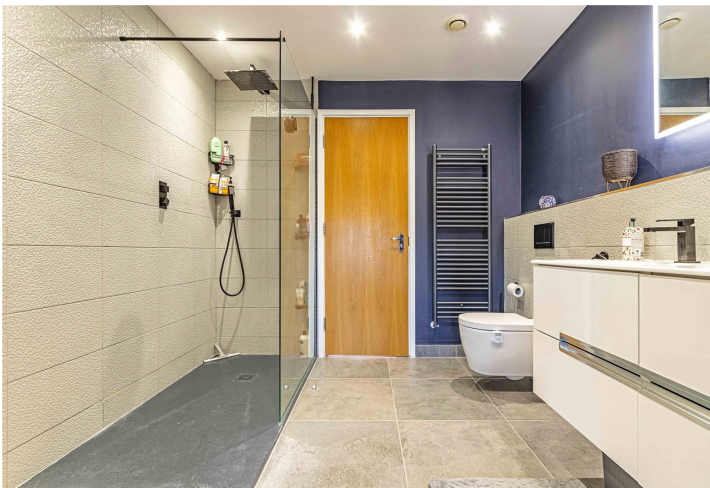
## Specifications

5 BEDROOMS  
2 RECEPTIONS  
2 BATHROOMS  
TERRACED HOUSE  
DRIVEWAY  
GARAGE  
TOWN LOCATION





Offering contemporary style, versatile spaces, and a seamless blend of elegance and practicality



#### 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: F**  
**EPC Rating: B**



Total area: approx. 202.2 sq. metres (2176.6 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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020 8953 2112

**Hertford**  
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**Boxmoor**  
01442 233345

**Kings Langley**  
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**Bushey**  
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