



Castles

CEDAR ROAD  
Berkhamsted, Hertfordshire HP4 2LA



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**Asking  
Price**  
**£1,100,000**  
(Freehold)

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CASTLES ESTATE AGENTS are Delighted to bring to the market this Four-Bedroom Semi-Detached family home. Situated on the desirable and tree-lined Cedar Road.



On arrival, you are greeted by a welcoming Entrance Hall at the heart of the home, giving access to all principal ground floor rooms. To the front, the light-filled Living room boasts a large Bay Window and generous proportions, perfect for family gatherings. Adjacent is the elegant Dining room, a bright and versatile space with Double Doors opening to the rear Garden, ideal for both formal dining and everyday meals. The Kitchen/Breakfast room provides a well-planned layout with ample storage and workspace, creating the perfect hub for family life. From here, there is access to a practical Utility room. To the rear of the property, a charming Garden Room offers a tranquil spot to enjoy views of the garden all year round, accompanied by a modern ground floor shower room for added convenience. Upstairs, the first floor offers Four well-proportioned Bedrooms. The Principal Bedroom and the Second Bedroom are both of generous size and enjoy plenty of natural light. Bedrooms Three and Four are also well-sized, making them suitable for children, guests, or home office use. A contemporary shower room serves the first floor, while the landing provides a spacious central area linking all rooms. Externally, the property features a private rear Garden, offering a mix of lawn and seating areas for outdoor dining, relaxation, and play. There is also a separate Outbuilding currently used as storage, providing additional flexibility for hobbies or a potential home office conversion. The integral Garage and Driveway ensure secure parking and extra storage space. With a total internal floor area of approximately 1,670 sq. ft, this home combines space, practicality, and charm in equal measure. It is ideally positioned close to Berkhamsted's vibrant high street, highly regarded local schools, and excellent transport links, including the mainline station to London Euston.

## Specifications

- PRIME LOCATION
- WALKING DISTANCE TO HIGH STREET
- 4-BED SEMI-DETACHED, 1,670 SQ FT
- EASY ACCESS TO TRAIN STATION
- 2 RECEPTIONS
- KITCHEN/BREAKFAST AND UTILITY
- GROUND & FIRST-FLOOR SHOWER ROOMS
- GARDEN ROOM
- SINGLE GARAGE AND DRIVEWAY





With versatile living areas and a warm, welcoming feel throughout, this home is ready to move into and enjoy.



#### **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:**

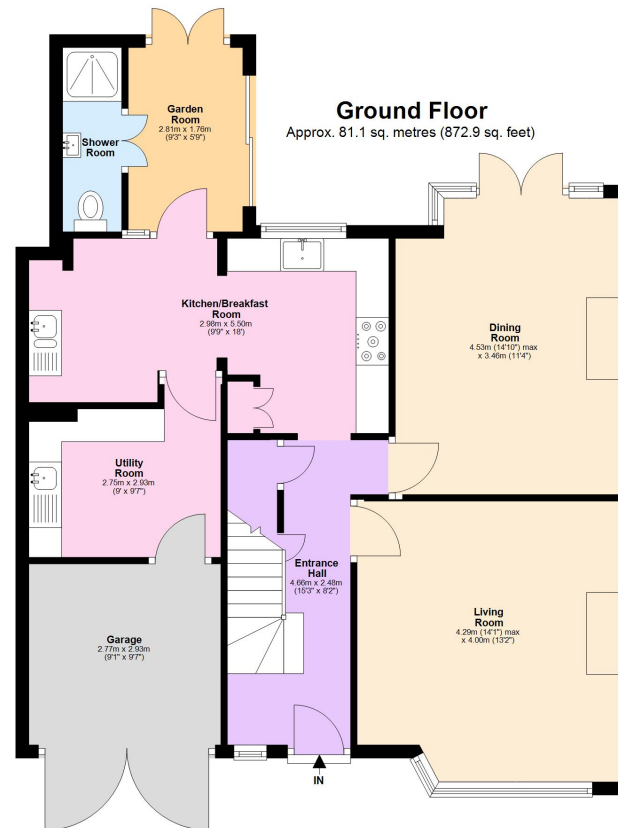
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

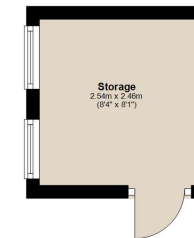
**Tenure: Freehold**

**Council Tax Band: E**

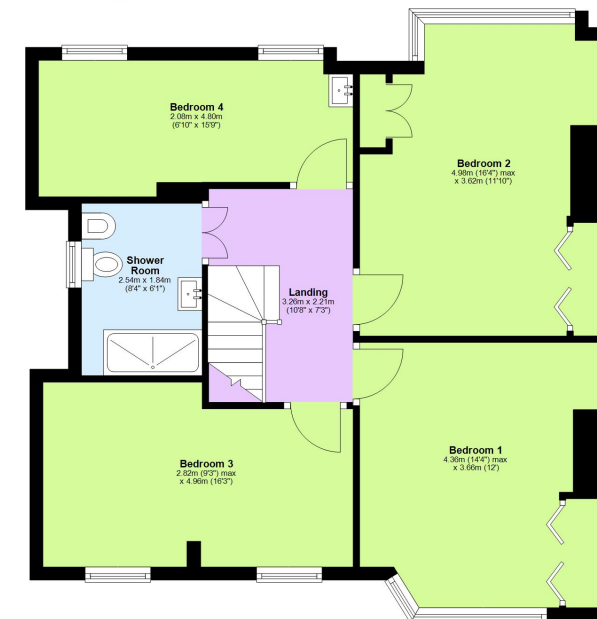
**EPC Rating: tbc**



**Outbuilding**  
Approx. 6.2 sq. metres (67.1 sq. feet)



**First Floor**  
Approx. 67.9 sq. metres (730.6 sq. feet)



Total area: approx. 155.2 sq. metres (1670.7 sq. feet)

**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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