



Castles

KINGS ROAD  
Berkhamsted, Hertfordshire, HP4 3BJ



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Asking Price  
**£1,800,000**  
(Freehold)

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A Luxurious 5-Bedroom Detached Family Home, in Prime Kings Road Location.



This beautifully presented Five-Bedroom Detached home sits on a generous 0.27-acre plot and offers an impressive 2,949 sq. ft. of versatile living space. Thoughtfully designed with high-end finishes and modern conveniences, this elegant property is perfect for contemporary family living.

The Ground Floor is designed for both comfort and practicality, offering Multiple Living Spaces to suit a variety of needs. The Lounge and Dining room provide a bright and inviting space for relaxation and entertaining, while the Family Room offers a more informal setting for day-to-day living. At the heart of the home is the Kitchen and Breakfast room, fitted with Built-In Appliances, a Double Fridge, Wine Fridge, and all white goods, all of which will remain with the property. The Open-Plan Layout ensures a seamless flow between spaces, making it an ideal setting for family life and entertaining guests.

The Ground Floor benefits from gas Underfloor Heating throughout, with an additional manifold allowing for potential expansion upstairs. Murano Venetian lighting enhances the elegance of the space, with exquisite fixtures in the hallway, ground floor living areas, and first-floor sconces.

The First Floor boasts Three Spacious Double Bedrooms, two of which feature beautifully appointed En-Suite bathrooms. A stunning family bathroom serves the Third Bedroom, offering a luxurious retreat with high-quality finishes and electric underfloor heating for added comfort. All bathrooms in the home have underfloor heating, ensuring warmth and comfort throughout.

### Specifications

DETACHED  
5 BEDROOMS  
OPEN PLAN LIVING  
UNDERFLOOR HEATING  
FAMILY ROOM  
MATURE REAR GARDEN  
OUTBUILDING  
CLOSE TO HIGH STREET



The Lower Ground Level offers a Spacious Double Bedroom, making it an ideal space for guests, an au pair, or a private home office.

This home is equipped with Cat 5 Ethernet in most bedrooms and all living areas, ensuring fast and reliable connectivity throughout. The main living area is also wired for six ceiling speakers, offering the potential for a premium home entertainment system. A water softener is installed for enhanced water quality, improving efficiency and extending the lifespan of appliances.

Combining modern luxury, high-specification features, and an unbeatable location, this beautiful home is a rare opportunity in one of Hertfordshire's most desirable towns.

Set on a Generous 0.27-Acre Plot, the ample outdoor space, provides a perfect setting for families and those who love outdoor living.

Despite its tranquil surroundings, the property is just a short walk from Berkhamsted's vibrant high street, offering a fantastic selection of boutique shops, cafés, and restaurants. The mainline train station provides a quick and convenient commute to London Euston in under 40 minutes, while the area's outstanding schools, green spaces, and leisure facilities make it an ideal place to call home.











#### **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.

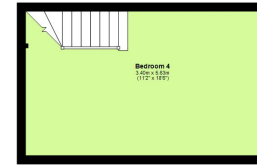
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

**Council Tax Band: G**

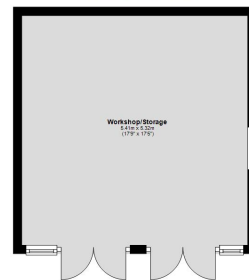
**EPC Rating: TBC**

**Lower Ground Floor**  
Approx. 19.2 sq. metres (208.2 sq. feet)



**Ground Floor**  
Approx. 146.0 sq. metres (1571.0 sq. feet)

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuilding: approx. 28.8 sq. metres (309.8 sq. feet)



Main area: Approx. 274.0 sq. metres (2949.1 sq. feet)  
Plus outbuildings, approx. 28.8 sq. metres (309.8 sq. feet)

**First Floor**  
Approx. 108.9 sq. metres (1171.9 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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