



Castles

KITSBURY ROAD  
Berkhamsted, Hertfordshire, HP4 3EG



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Asking  
Price  
**£950,000**  
(Freehold)

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Castles are delighted to present this charming and well-appointed Three-Bedroom period home, situated within the sought-after Conservation Area.

 3  2  2  On-Street

This beautifully presented residence welcomes you with a spacious Entrance Hall featuring generous under-stairs storage and a contemporary Cloakroom with an extractor fan. The impressive Sitting room extends to approximately 27 feet and is bathed in natural light, showcasing characterful details such as a Log-Burning Stove, fitted bookshelves, sash windows, ornate coving, and Bi-Folding Doors that open onto the rear garden. At the front of the house, an additional reception room—currently used as a home office—includes a built-in cupboard and bookshelf.

To the rear, the bespoke Kitchen is a standout feature, fitted with elegant Granite Worktops and an array of Integrated Appliances including a washer/dryer, dishwasher, 6-ring gas range hob, double electric oven, and extractor hood. French doors lead seamlessly out to the patio and Garden, ideal for entertaining.

Upstairs, a striking Vaulted Gallery Landing—lit by a large window—leads to Three generously sized Double Bedrooms. The principal bedroom benefits from an en suite shower room, while two further bedrooms include built-in wardrobes. The family bathroom is finished to a high standard, featuring a freestanding bath, separate shower with a built-in shelf and waterfall shower head, dual wash basins, underfloor heating, and a heated towel rail.

Additional features include predominantly double-glazed Sash Windows, a partially boarded loft with ladder and lighting, and original exposed wooden flooring throughout most of the home, with carpets in the bedrooms and office/reception room.

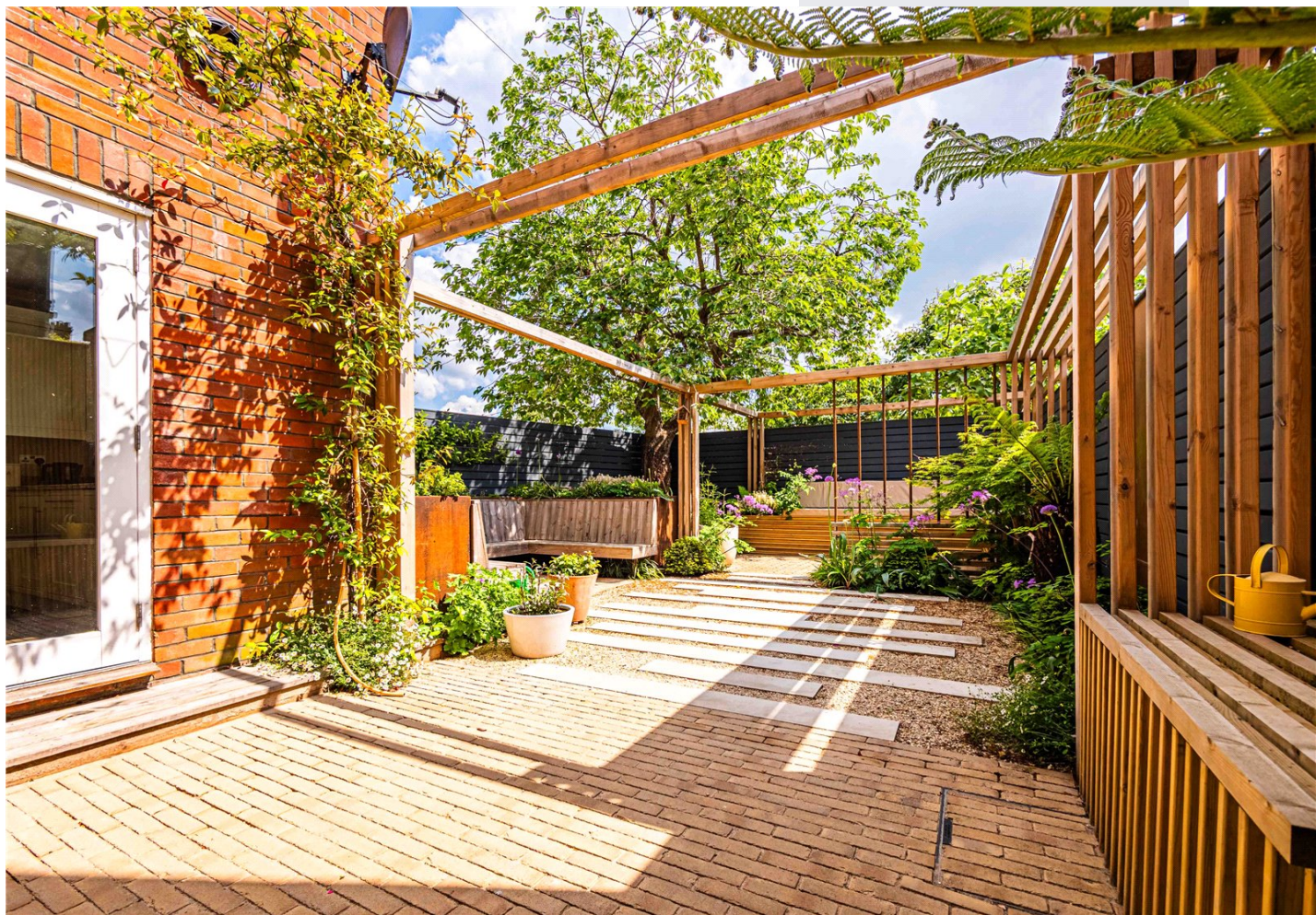
## Specifications

- 3 DOUBLE BEDROOMS
- DUAL-ASPECT SITTING ROOM WITH LOG BURNER & BI-FOLD DOORS
- VERSATILE SECOND RECEPTION/HOME OFFICE
- KITCHEN/BREAKFAST ROOM WITH GARDEN ACCESS
- SECLUDED REAR GARDEN WITH PATIO
- PRIME LOCATION NEAR HIGH STREET & STATION





Outside a stylish oasis with a striking pergola, built-in seating, and lush planting. Ideal for relaxed outdoor living, all in a private secluded setting.



#### **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.

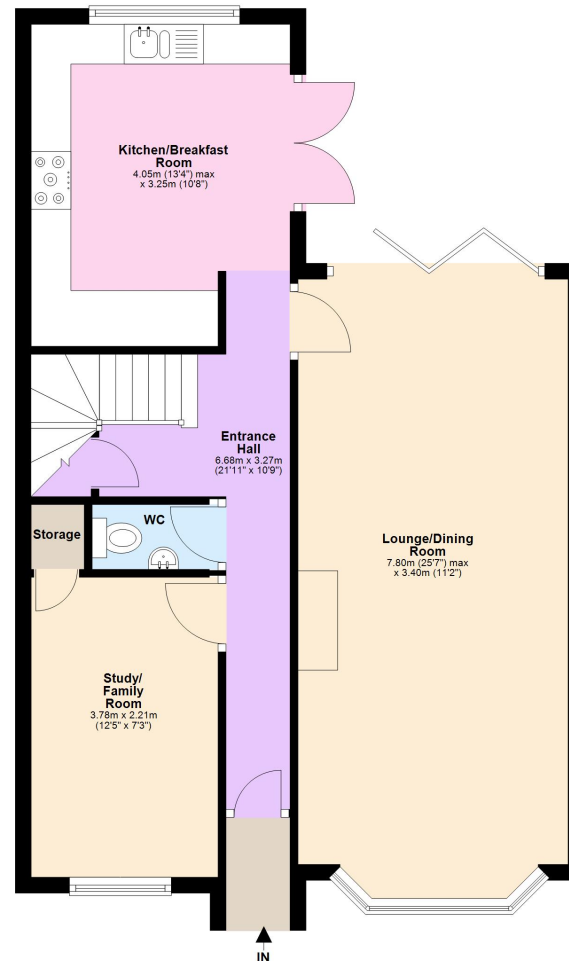
**Tenure: Freehold**

**Council Tax Band: E**

**EPC Rating: D**

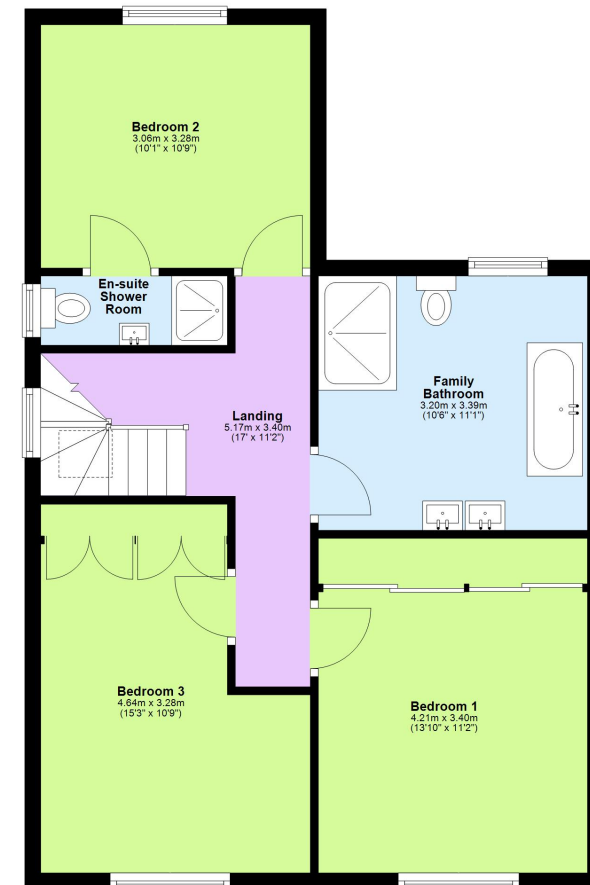
### Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



### First Floor

Approx. 62.0 sq. metres (666.8 sq. feet)



Total area: approx. 123.0 sq. metres (1323.8 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**

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