



Castles

WEST ROAD  
Berkhamsted, Hertfordshire HP4 3HT



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Asking Price  
**£1,400,000**  
(Freehold)

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CASTLES ESTATE AGENTS are proud to present this Elegant 4-Bedroom Detached Family Home in Berkhamsted!



This beautifully presented and generously proportioned home offers over 2,050 sq ft of stylish living space, perfectly blending contemporary design with practical family living. Located in one of Berkhamsted's most sought-after areas, it features spacious interiors, multiple reception spaces and a private garden with a substantial outbuilding.

The welcoming Entrance Hall opens into a bright and expansive Open-Plan living and Dining area with a charming Bay Window, ideal for both entertaining and relaxing. The Kitchen and Breakfast room is fitted with modern units and enjoys direct access to the Garden, while an internal door leads to a generous integral Garage providing excellent storage and Parking.

The first floor hosts Three well-proportioned Bedrooms, including a luxurious Master Suite with a Dressing room and private en-suite bathroom. The further Two Bedrooms are served by the family Bathroom with a stylish walk-in shower room and separate WC.

The top floor is dedicated to a bright and airy Fourth Bedroom with eaves storage, offering flexibility as a guest room, office or playroom.

### Specifications

- PRIME BERKHAMSTED LOCATION
- FOUR DOUBLE BEDROOMS
- SPACIOUS MASTER SUITE WITH DRESSING ROOM
- OPEN-PLAN LIVING AND DINING ROOM
- MODERN KITCHEN WITH GARDEN ACCESS
- INTEGRAL GARAGE
- LANDSCAPED GARDEN
- LARGE OUTBUILDING WITH CONVERSION POTENTIAL



Outside, the property enjoys a beautifully Landscaped Garden, perfect for outdoor entertaining, along with a large Outbuilding currently used as a shed that offers excellent potential for conversion into a home office or gym. This is a rare opportunity to acquire a substantial family home in one of Hertfordshire's most desirable market towns, close to excellent schools, boutique shops and direct rail links to London Euston.

Step into your own private sanctuary with this beautifully Landscaped Garden, where manicured lawns and sunlit terrace invite effortless relaxation.











#### **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

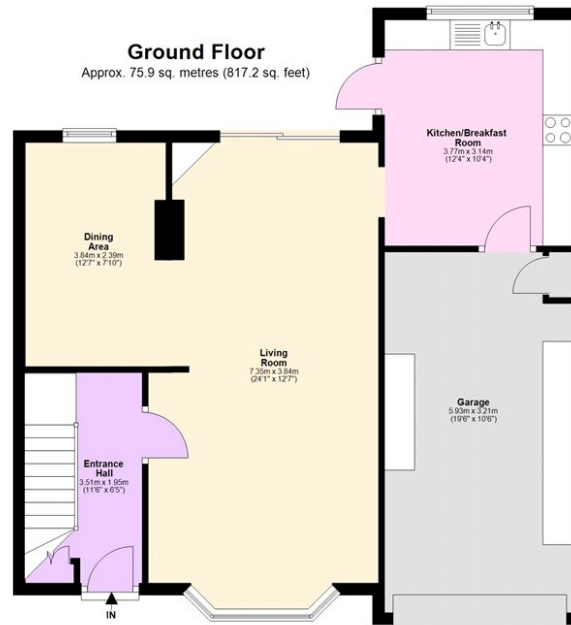
**Outbuilding**

Approx. 11.7 sq. metres (125.9 sq. feet)



**Ground Floor**

Approx. 75.9 sq. metres (817.2 sq. feet)



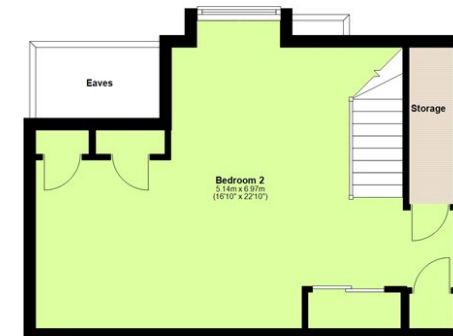
**First Floor**

Approx. 73.2 sq. metres (788.4 sq. feet)



**Second Floor**

Approx. 30.2 sq. metres (324.8 sq. feet)



Total area: approx. 191.0 sq. metres (2056.3 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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