



Castles

HEDGEHOG WAY  
Berkhamsted, Hertfordshire, HP4 3FB

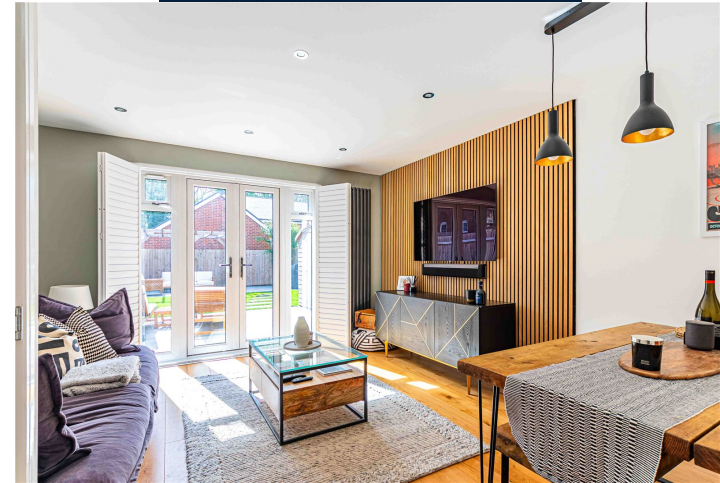


# HEDGEHOG WAY

Berkhamsted, Hertfordshire, HP4 3FB

Offers IEO  
£500,000  
(Freehold)

Castles



Castles are proud to bring to market this immaculate and beautifully presented Two-Bedroom home, offering spacious accommodation, elegant interiors, and a thoughtfully landscaped rear garden.



Upon arrival, you are welcomed by a well-maintained frontage and private driveway parking for two vehicles. Stepping inside, the entrance hall sets the tone for the rest of the property—bright, modern, and thoughtfully designed. A convenient downstairs WC adds functionality, while elegant engineered oak flooring extends throughout the ground floor.

To the front of the property, a sleek shaker-style kitchen features a full range of integrated appliances. Tastefully designed, it offers ample cabinetry and counter space.

At the rear, the spacious living and dining area serves as the heart of the home. This light-filled space has been beautifully decorated and benefits from Patio Doors that open directly onto the rear Garden, creating a seamless connection between indoors and out.

Upstairs, the first floor offers Two generous Double Bedrooms, both finished to an excellent standard. The principal bedroom includes fitted wardrobes, providing ample storage while maintaining a sleek and uncluttered look. The second bedroom is equally versatile and could be used as a guest room, nursery, or home office. A modern, fully tiled family bathroom completes the upper level.

The rear garden is a standout feature of this property. Carefully landscaped by the current owners, it has been transformed into a private and inviting outdoor retreat. With two distinct patio areas, a rear pergola ideal for shaded seating or outdoor dining, and a useful garden shed, the space is perfectly suited for entertaining, gardening, or simply unwinding in the fresh air.

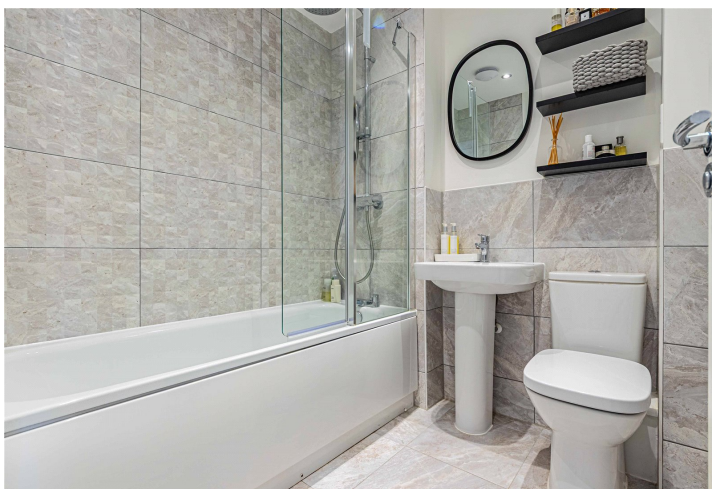
## Specifications

- MODERN
- 2 DOUBLE BEDROOMS
- SEMI-DETACHED HOME
- 8 YEARS WARRANTY
- OPEN-PLAN
- LIVING/DINING AREA
- LANDSCAPED GARDEN
- DRIVEWAY PARKING
- CLOSE TO
- BERKHAMSTED TOWN
- CENTRE





This exceptional home is move-in ready and located within a popular modern development, it combines quality, convenience, and comfort in equal measure.



#### **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.

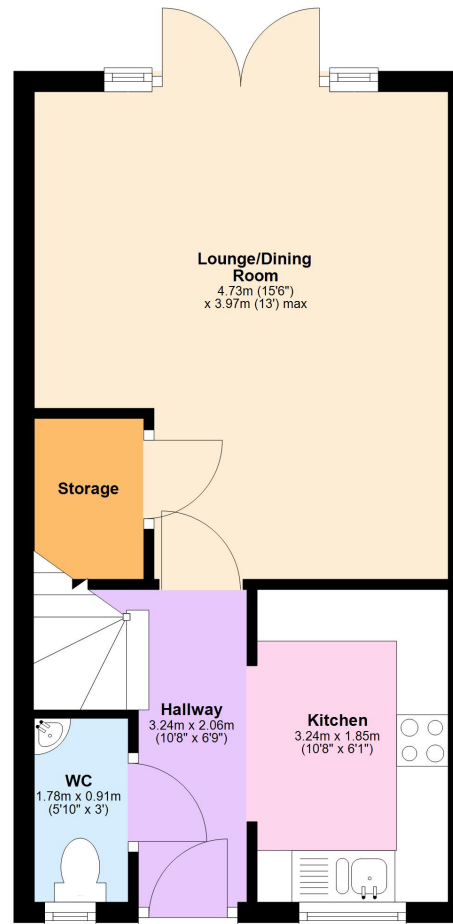
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: B**

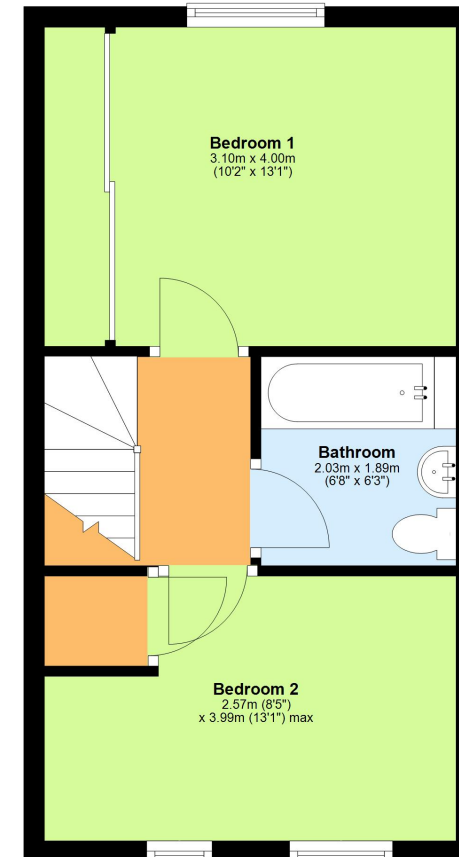
## Ground Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 63.9 sq. metres (687.7 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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