



Castles

NEW PROVIDENT PLACE
Berkhamsted, Hertfordshire HP4 2TS

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Offers I.E.O
£530,000
(Freehold)

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Castles are pleased to present this his charming and peaceful Two Double Bedroom Mid Terrace. Nestled in the heart of Berkhamsted.



New Provident Place is a sought after, quiet Cul-De-Sac tucked off Holliday Street. It is a short walk from the idyllic canal side, with a plethora of characterful moored houseboats, an excellent choice of gastro pubs, restaurants and dog friendly green spaces nearby. The property boasts a light and contemporary feel, with well-proportioned living accommodation arranged over two floors with a thoughtfully designed layout and under stair storage. While in many senses a blank canvas and the property is presented in sound decorative order, there is ample scope for an incoming purchaser to add their own style and go further to create their dream home. Inside, there is a modern bright and well-equipped Kitchen featuring sleek cabinetry, a generous Living/Dining room with good natural day light and plenty of space for relaxing or entertaining. French Doors open out to the sunny south-west facing Garden, a perfect spot for outdoor dining, gardening, or simply relaxing with a book. Upstairs, both Bedrooms are Double, light and spacious: the principal bedroom with a built-in cupboard enjoys a sunny south west garden aspect while the second is front facing. A centrally located family Bathroom features a full-sized bath with shower, modern fittings, and stylish tiling. There is a ground floor Cloakroom for convenience.

This house is ideal for those seeking a home that combines practicality with style whether you're a professional couple, downsizer, or young family looking to live in a safe and friendly community with excellent schools.

Specifications

- PRIME CUL-DE-SAC
NEAR HIGH STREET
- STYLISH, MOVE-IN
READY TWO-BED HOME
- BRIGHT KITCHEN,
INTEGRATED APPLIANCES
- SPACIOUS LOUNGE
WITH GARDEN ACCESS
- TWO DOUBLE
BEDROOMS
- MODERN BATHROOM +
GUEST WC
- SOUTH-WEST FACING
GARDEN
- PRIVATE GARAGE



Just a short stroll from the picturesque canal, surrounded by vibrant green spaces, and a great selection of gastro pubs and restaurants.



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.

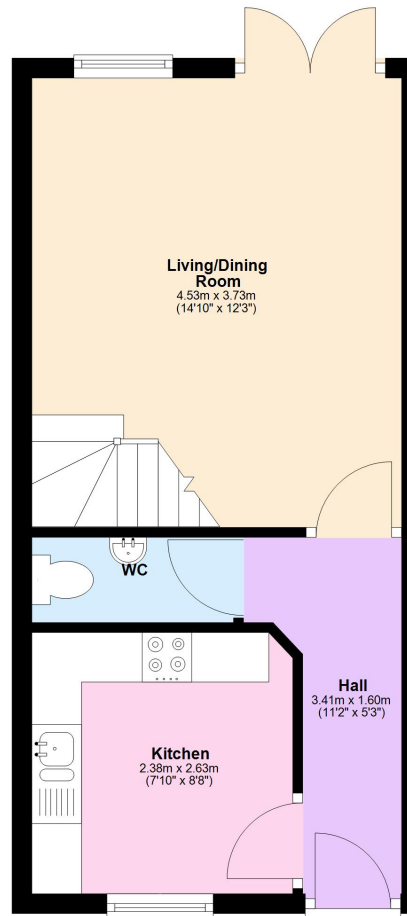
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

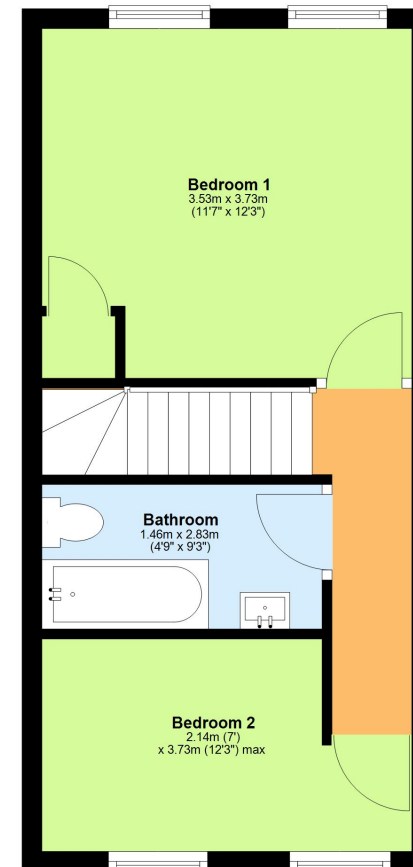
Council Tax Band: D

EPC Rating: C

Ground Floor
Approx. 30.7 sq. metres (330.0 sq. feet)



First Floor
Approx. 30.9 sq. metres (333.1 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 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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