



Castles

HAZEL ROAD
Berkhamsted, Hertfordshire HP4 2JN

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Guide Price
£485,000
(Freehold)

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Castles are delighted to present this Charming Three-Bedroom home in Berkhamsted, featuring a perfect blend of Space and Style.

 3  2  1  On-street parking

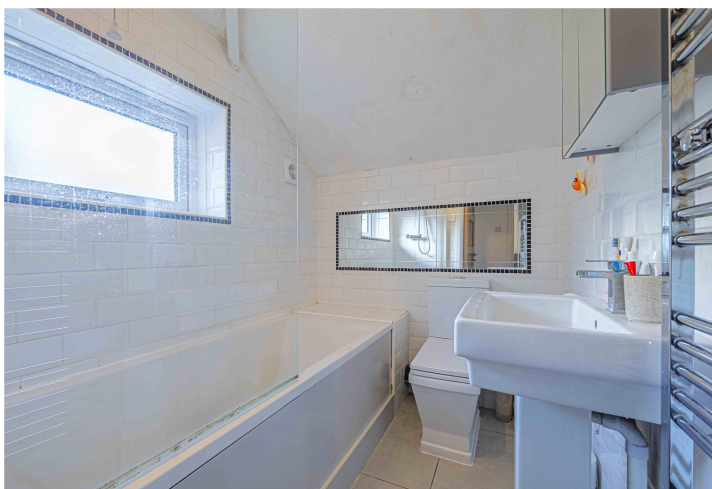
On the ground floor, the property features a welcoming Entrance Hall leading into a spacious Living room with a front aspect. To the rear, a well-sized Kitchen opens directly into a bright Conservatory, creating a lovely flow of space ideal for family living and entertaining. A convenient downstairs WC and a useful lean-to provide extra practicality. The first floor offers Three bedrooms, including two doubles and a single, as well as a family bathroom and additional storage. Externally, the Conservatory opens onto the rear garden, offering a private outdoor space perfect for relaxing or hosting. With a total internal area of approximately 912 sq. ft. (84.8 sq. m.), this home combines comfort and functionality, while offering scope for future improvements to suit individual tastes. Positioned within easy reach of Berkhamsted's highly regarded schools, local shops, and mainline station with services to London Euston, this property presents an excellent opportunity for families and commuters alike.

Specifications

- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- CONSERVATORY
- MODERN FITTED KITCHEN
- GROUND FLOOR WC AND ADDITIONAL LEAN-TO UTILITY/STORAGE SPACE
- PRIVATE REAR GARDEN
- BERKHAMSTED LOCATION CLOSE TO SCHOOLS, SHOPS AND MAINLINE STATION TO LONDON EUSTON



The bright Conservatory opens onto a private rear Garden, providing an ideal space for relaxing or entertaining.



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.

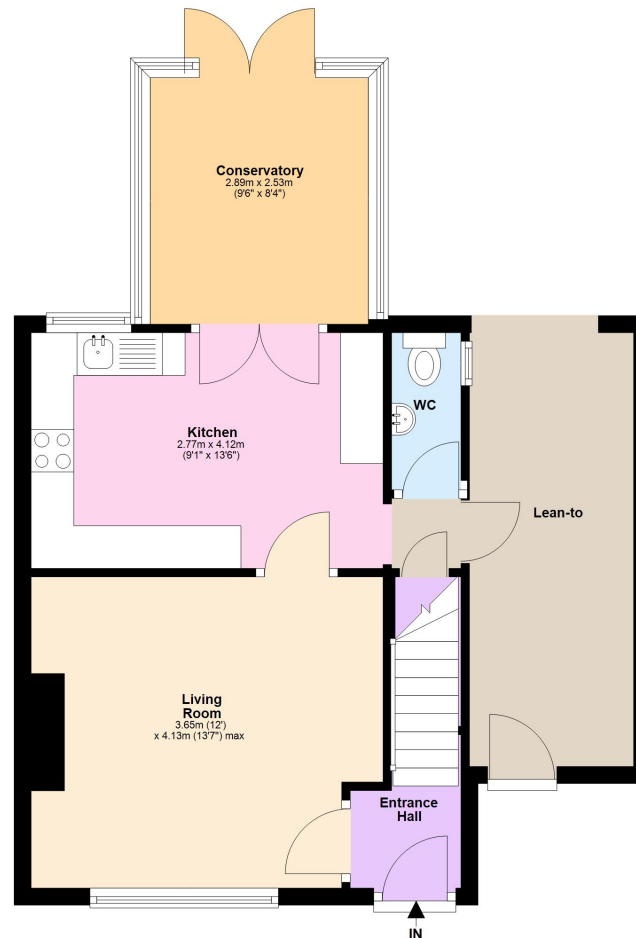
Tenure: Freehold

Council Tax Band: C

EPC Rating: C

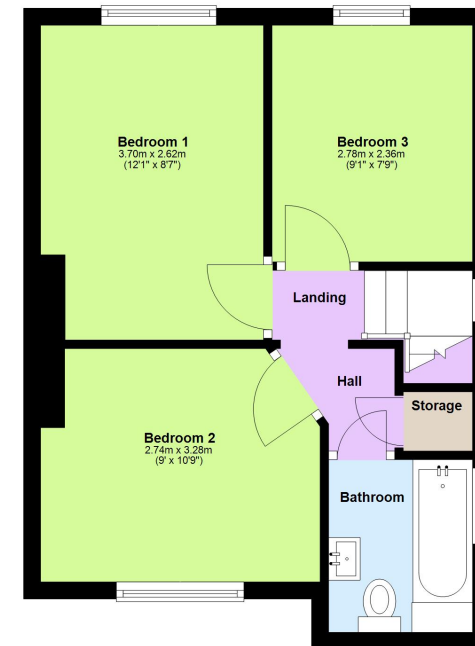
Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 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

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