



Castles

UPPER HALL PARK
Berkhamsted, Hertfordshire HP4 2NW

UPPER HALL PARK

Berkhamsted, Hertfordshire HP4 2NW

Offers IEO
£1,000,000
(Freehold)

Castles



Castles are Proud to present this Immaculately presented 3-Bedroom Detached family home, set along the prestigious Upper Hall Park.



Situated in the sought-after location of Upper Hall Park, this well-proportioned three-bedroom detached property offers a wonderful opportunity for those looking to create a long-term family home. With spacious accommodation already in place and excellent potential to extend (subject to the necessary planning permissions), this home is ideal for buyers wanting both comfort and future flexibility.

The ground floor features a welcoming entrance hall, a generous lounge/dining room with French doors opening onto the garden, and a bright kitchen/breakfast room with views to the front. A convenient guest WC and access to the integral garage complete this level. Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is particularly spacious, while bedrooms two and three also provide ample space for family living or home working. A family bathroom and separate utility space add practicality. Externally, the property benefits from both front and rear gardens, with scope to enhance outdoor living areas. The garage and driveway provide off-street parking.

This is a rare chance to purchase a detached home in one of Berkhamsted's most desirable areas, within easy reach of excellent schools, local amenities, and transport links. With potential to extend (STPP), this property presents an exciting opportunity to add value and create a home tailored to your needs.

Specifications

- PRIME UPPER HALL PARK LOCATION
- DETACHED 3-BEDROOM HOME
- LOUNGE/DINER WITH GARDEN ACCESS
- KITCHEN/BREAKFAST ROOM
- LARGE PRINCIPAL BEDROOM
- FAMILY BATHROOM + GUEST WC
- FRONT & REAR GARDENS
- GARAGE AND DRIVEWAY PARKING



This home combines stylish interiors with an exceptional garden setting perfect for entertaining, relaxing, or family activities.



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.

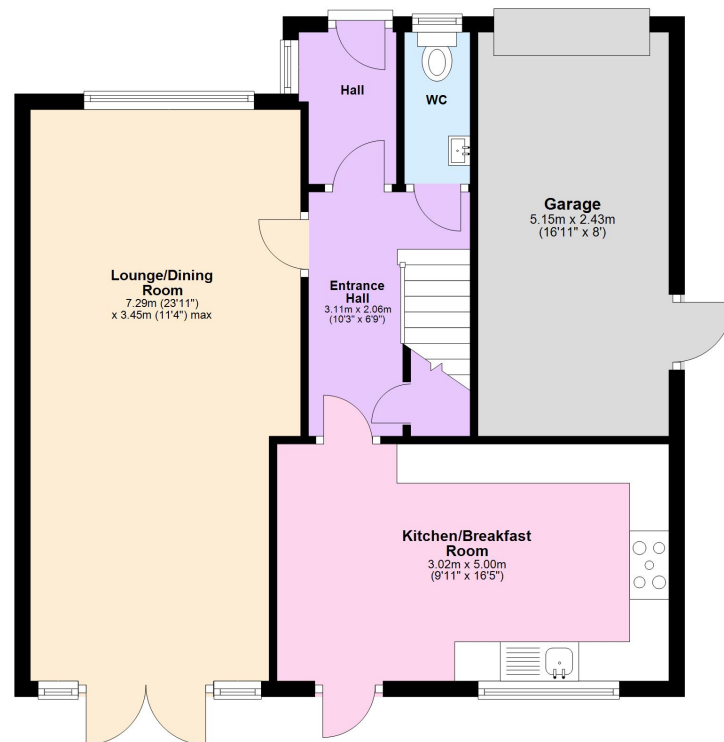
Please Note:

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.

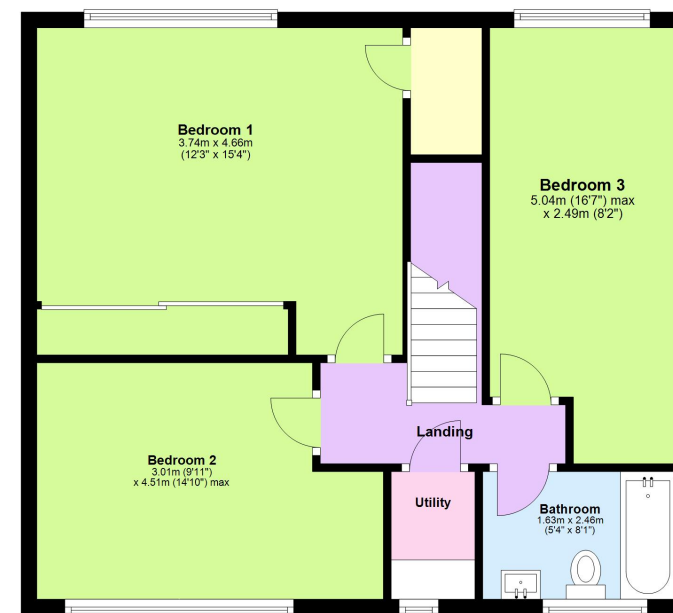
Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Total area: approx. 120.3 sq. metres (1295.0 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



Castles

www.castlesestateagents.co.uk