



Castles

BRIARWAY
Berkhamsted, HP4 2JJ

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Offers IEO
£875,000
(Freehold)

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Nestled in an exceptionally peaceful location this immaculately presented Four-Bedroom family home just a short stroll from the vibrant Berkhamsted High Street, combines tranquility convenience, and elegance.



The property features a Contemporary Kitchen equipped with Integrated Appliances, a Glass Conservatory Dining room, and a Dormer Extension that serves as the Main Bedroom with Shower and Toilet facility. Additional highlights include a Private Garden, Two Reception rooms, Two Bathrooms, and Off-Street Parking, making it an ideal choice for families seeking comfort and convenience in a desirable location. The good size Garden provides an excellent outdoor space for relaxation and recreation. The existing planning permission, including all surveyor reports, have been approved since 2019 and are currently being renewed. They will carry into April 2028.

Specifications

4 BEDROOMS
2 RECEPTION ROOMS
DORMER EXTENSION
SEMI DETACHED
CONSERVATORY
DOWNSTAIRS W/C
OFF STREET PARKING
PRIVATE GARDEN
CLOSE TO AMENITIES



The beautifully maintained garden provides the perfect space to relax and soak in the outstanding panoramic views.



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.

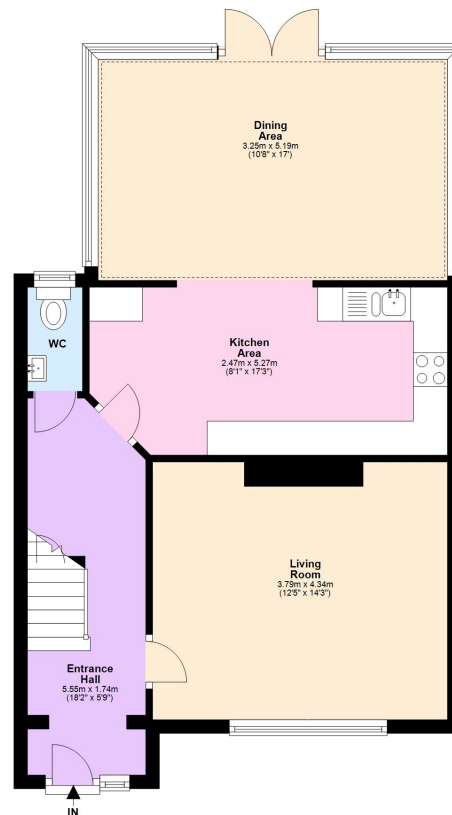
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

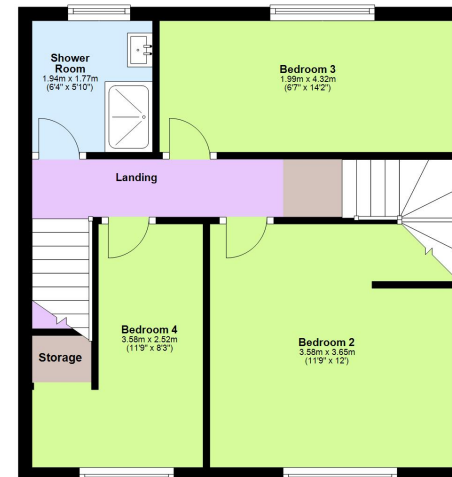
Council Tax Band: C

EPC Rating: D

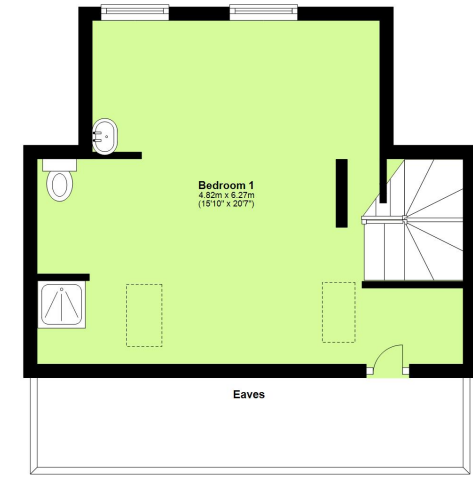
Ground Floor
Approx. 58.1 sq. metres (625.9 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.8 sq. feet)



Second Floor
Approx. 26.2 sq. metres (281.8 sq. feet)



Total area: approx. 125.6 sq. metres (1352.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

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Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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