



Castles

DUNSTABLE ROAD  
Studham, Bedfordshire



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Asking  
Price  
**£425,000**  
(Freehold)

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Situated in the heart of Studham this unique, detached cottage is being offered to the market with no upper chain.



Having been lovingly renovated by the current owner this charming cottage oozes traditional features and character. The accommodation comprises a well proportioned lounge diner which enjoys exposed brick work and beams, feature fireplace and a drop latch door leading to the kitchen. The kitchen has been refitted and has a stable door giving side access. Leading up the wooden stairs is the refurbished bathroom and beyond are 2 double bedrooms. From one of the bedrooms is an additional staircase leading to a loft room with views over the countryside beyond. Viewing is highly recommended to appreciate the charm and style of this special property.

## Specifications

- Detached
- 2 Bedrooms
- Loft room
- Fantastic characterful features
- Refurbished throughout
- No Upper chain
- Driveway parking
- Rear courtyard





Externally the property benefits from driveway parking and a rear courtyard.



#### **A little about the corner of the world we call home...**

We are lucky to be in the Chiltern Hills, surrounded by well managed agricultural land and traditional mixed woodland. The historic village of Studham with two pubs, a church and active sports club is within half a mile. Comprehensive facilities are available in Berkhamsted just 7 miles away including good shopping. There is a strong selection of both state and independent schools in the district, notably Beechwood Park Prep School and Berkhamsted Schools for boys and girls.

Communications are excellent by both road and rail. The A41 linking to the M25 is within 8 miles and the M1 6 miles away. Fast and frequent trains leave Hemel Hempstead reaching London Euston in approximately 31 minutes. Luton Airport is positioned only 10 miles away.



**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.

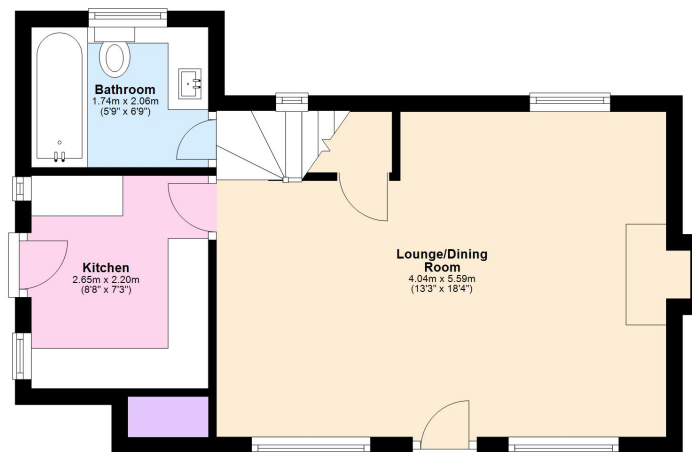
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: E**

### Ground Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



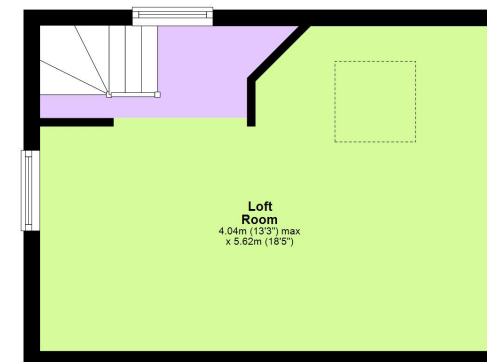
### First Floor

Approx. 23.1 sq. metres (248.7 sq. feet)



### Second Floor

Approx. 22.6 sq. metres (242.7 sq. feet)



**Total area: approx. 78.8 sq. metres (848.6 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**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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