



Castles

HILLCREST
Studham, Bedfordshire

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Guide Price
£785,000
(Freehold)

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Castles Estate Agents welcome to market 'Hillcrest', an EXTENDED four/five bedroom DETACHED family home set within the charming and sought-after village of STUDHAM.



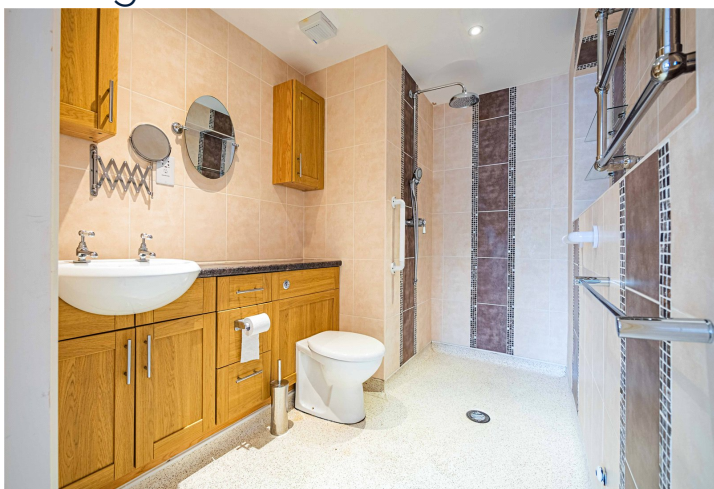
Occupying an approx. 0.35-acre plot, this generous property combines classic charm with modern versatility, making it ideal for multi-generational living or growing families in need of both space and flexibility. The property is advertised for sale with NO UPPER CHAIN. As you enter Hillcrest, you're welcomed into a bright and spacious entrance hall that sets the tone for the well-appointed accommodation throughout. To the front area of the property is an office/study room perfect for those working from home and a dedicated dining room ideal for entertaining guests, enjoying family meals, or could become an additional bedroom. To the rear lays the heart of the home, a large dual aspect lounge, which features an impressive FIREPLACE that adds both character and warmth. French doors open out onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen/breakfast room is generously proportioned, offering plenty of room for both cooking and informal dining. It leads into a bright conservatory, which offers views over the mature rear garden and floods the space with natural light. Adjacent to the kitchen is a practical utility room, with direct access to the INTEGRAL GARAGE, providing excellent storage and convenience. Upstairs, the property continues to impress with three bedrooms, including a SECOND ENSUITE, nursery/storage room and a well-appointed family bathroom. The airing cupboard houses a modern MEGAFLOW PRESSURISSED hot water system, ensuring strong water pressure and efficient heating throughout the home. Outside, Hillcrest is set back from the road and enjoys a large front garden with mature planting & hedging surround ample lawn space providing a sense of privacy and curb appeal.

Specifications

- NO UPPER CHAIN
- POPULAR VILLAGE
- CONSERVATORY
- APPROX. 0.35 ACRES
- LARGE DRIVEWAY & FRONT GARDEN AREA
- GENEROUS REAR GARDEN
- THREE BATHROOMS
- FOUR RECEPTION ROOMS
- GARAGE
- CLOSE TO SCHOOLING



At the very rear of the garden, it opens to an orchard with large apple trees and a plenty of space for those looking to grow their own fruit and vegetables.



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: F

EPC Rating: C

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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