



Castles

HERON MEWS  
Bourne End, Bourne End Village, HP1 2EG



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**£615,000**  
(Freehold)

Castles



This Beautifully presented Three-Bedroom home, tucked away in a quiet cul-de-sac, offers spacious interiors, versatile rooms, and stunning canal views.



Castles are delighted to bring to the market, this beautifully presented home features a stylish Open-Plan Kitchen and Dining area, complete with contemporary cabinetry, integrated appliances including an oven, gas hob, extractor, and fridge/freezer. French Doors open out to the rear Garden, flooding the space with natural light. The ground floor also offers a bright and spacious Lounge, a practical Utility room, and a guest WC conveniently located off the Entrance Hall.

Upstairs, the impressive Master Bedroom boasts its own private Balcony with scenic Canal Views, along with a sleek en-suite shower room. Two additional Bedrooms share a modern Family Bathroom.

Outside, the enclosed rear Garden is ideal for relaxing or entertaining, with paved seating areas, a neat lawn, and a gate leading to a covered Parking area that includes an EV charging point. The front of the property enjoys attractive landscaping, enhancing its curb appeal. The much-loved Three Horseshoes pub at Winkwell is just a short stroll away.

A modest annual service charge of £579.23 covers the upkeep of communal green spaces, carports, and more.

Set in the charming village of Bourne End, the home enjoys close proximity to the bustling towns of Berkhamsted and Hemel Hempstead—both known for their excellent shopping, leisure, and educational facilities. Commuters will appreciate easy access to the A41, M1, and M25, as well as fast and frequent rail services to London Euston from nearby mainline stations.

## Specifications

- THREE BEDROOM
- TERRACED
- EN SUITE TO MASTER
- CLOAKROOM
- OPEN PLAN KITCHEN/DINING
- UTILITY ROOM
- CANAL VIEWS
- DOUBLE CARPORT
- GARDEN ROOM
- UTILITY ROOM
- CUL-SAC LOCATION





Outside, a double carport makes parking easy, and a versatile garden room offers the freedom to create a home gym, playroom, or office.



#### **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.

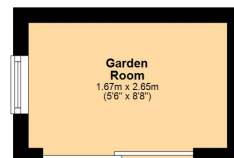
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

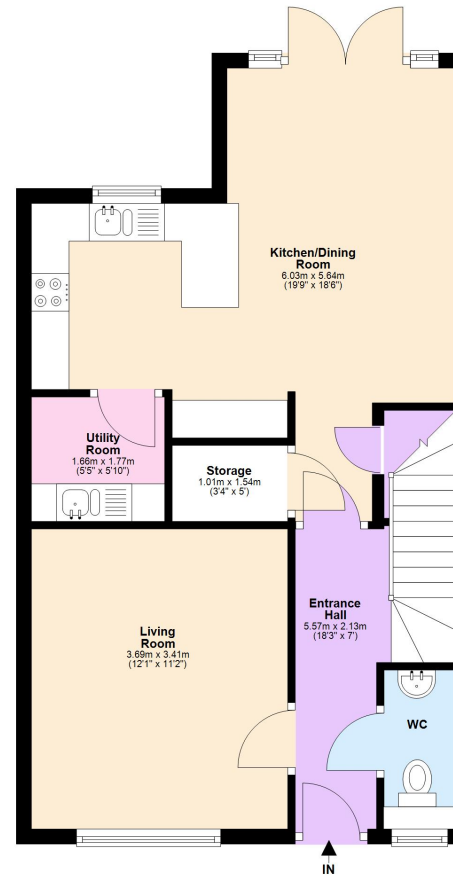
**Council Tax Band: E**

**EPC Rating: B**

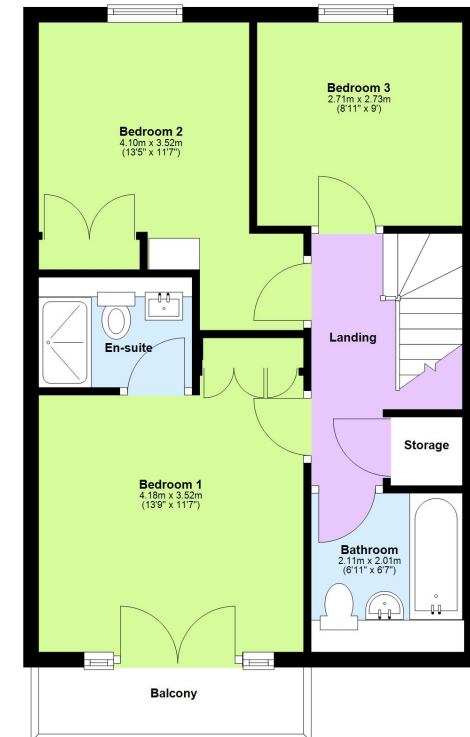
**Outbuilding**  
Approx. 4.4 sq. metres (47.5 sq. feet)



**Ground Floor**  
Approx. 51.4 sq. metres (553.2 sq. feet)



**First Floor**  
Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 102.9 sq. metres (1107.1 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



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