



Castles

MORTAIN DRIVE  
Berkhamsted, Hertfordshire, HP4 1JZ



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**Offers IEO**  
**£575,000**  
(Freehold)

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CASTLES ESTATE AGENTS are pleased to present this Beautifully Presented Three-Bedroom Semi-Detached family Home. Nestled in a peaceful residential area, this property offers a wonderful blend of modern living and comfort.



As you step inside, you are welcomed by a bright and spacious Lounge and Dining area, perfect for both relaxation and entertaining. The modern kitchen is well-equipped with ample storage and worktop space. A charming Conservatory at the rear of the house provides an additional living space, ideal for enjoying views of the Garden throughout the year. Upstairs, the property boasts Three well-proportioned Bedrooms, with the main bedroom offering generous space and natural light. The Second bedroom is also a good size, while the Third room can serve as a home office, nursery, or guest room. A contemporary family Bathroom completes the first floor, while a convenient downstairs WC adds extra practicality. Outside, the private Garden provides a lovely outdoor retreat, perfect for enjoying warm summer days. The property also benefits from a Garage and Driveway, ensuring Off-Road Parking and additional storage. Located within easy reach of Berkhamsted's excellent schools, shops, and transport links, including the train station with direct connections to London, this home offers the perfect balance of town and suburban living.

## Specifications

THREE BEDROOM  
1 RECEPTION ROOM  
SEMI DETACHED  
LOUNGE/DINER  
DOWNSTAIRS W/C  
GARAGE  
OFF-ROAD PARKING  
CONSERVATORY  
CLOSE TO AMENITIES





The bright and airy conservatory serves as a stunning year-round retreat, seamlessly connecting indoor and outdoor living.



#### 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.

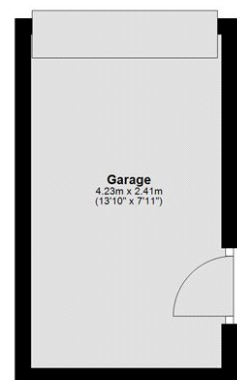


**Please Note:**

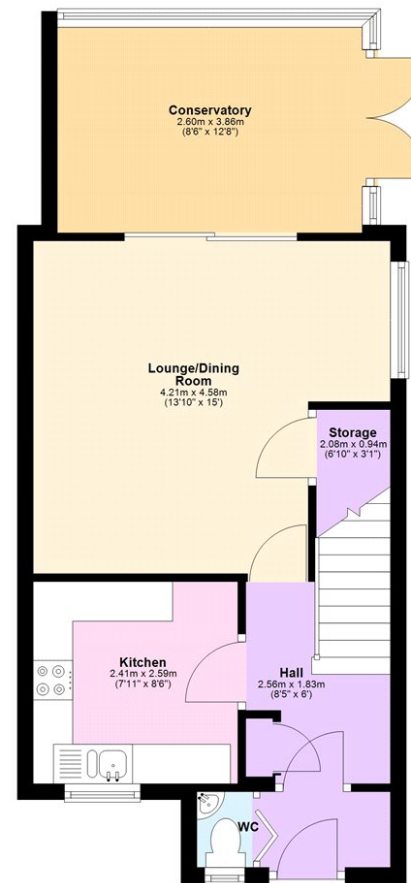
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

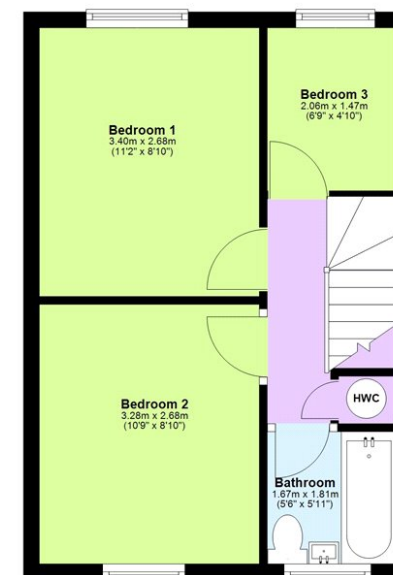
**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC Rating:** tbc



**Ground Floor**  
Approx. 54.1 sq. metres (582.2 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (322.0 sq. feet)



**Total area:** approx. 84.0 sq. metres (904.2 sq. feet)

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

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**Borehamwood**  
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**Hertford**  
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**Boxmoor**  
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**Kings Langley**  
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**Bushey**  
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