



Castles

DELL FIELD CLOSE
Berkhamsted, HP4 1DS

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Offers IEO
£735,000
(Freehold)

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This superb period 1930s home is set within a quiet and picturesque cul-de-sac location



The property has the potential to extend further if required and has the characteristics of the 1930s style throughout. This home benefits from an aesthetically pleasing front elevation with an excellent driveway providing off-street parking for numerous vehicles. Once inside you are greeted by the feature high ceilings which in turn lead to the main reception rooms. Recently fitted statement windows and doors across the entire property. These include Residence 7 flush double-glazed windows, stylish front, back and patio doors. The lounge, with its wonderful bay window to the front, overlooking the mature central green to the cul-de-sac. An extended formal dining / family room, with the versatile purpose for a home office and double doors to the mature and family friendly rear garden. All finished with brand new Velux sky lights in both the kitchen and dining room area. A fitted Kitchen with the potential to open further (S T P) and create the "dream" open-plan social environment. Extensive and essential storage space throughout add to this delightful home. Three bedrooms and a spacious family bathroom conclude the living accommodation. To the side there is further off-street parking which leads to the rear garden and single garage. An extremely private garden with mature trees and hedgerow and space for both younger and older children to enjoy and with the beautiful woodland and field walks, just a few minutes from the front door.

Specifications

3 BEDROOMS
2 RECEPTIONS
1 BATHROOM
SEMI DETACHED HOUSE
GARDEN
DRIVEWAY
GARAGE
TOWN LOCATION



Walking distance to the mainline train station to London and excellent access for the M1 and M25 motorways



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.

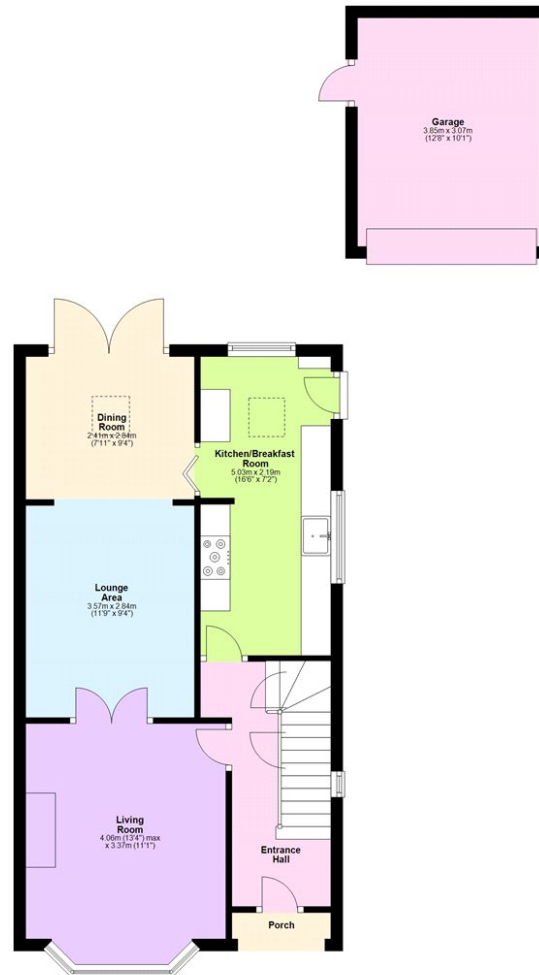
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

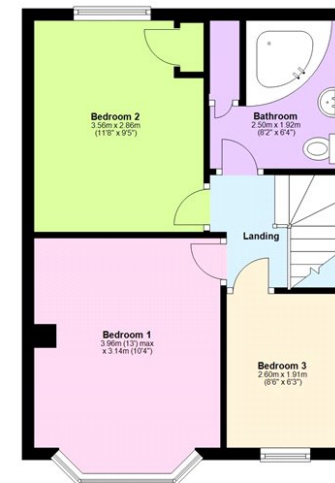
Ground Floor

Main area: approx. 50.4 sq. metres (542.9 sq. feet)
Plus garages, approx. 11.8 sq. metres (127.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Main area: Approx. 87.1 sq. metres (938.1 sq. feet)
Plus garages, approx. 11.8 sq. metres (127.1 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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