



Castles

HOLLY DRIVE  
Berkhamsted, HP4 2JR



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**£470,000**  
(Freehold)

Castles



CASTLES ESTATE AGENTS are delighted to bring to market this inviting semi-detached property boasting two bedrooms and is impeccably presented throughout.



Nestled in the heart of Berkhamsted, it enjoys a prime location, just a stone's throw away from the High Street, local amenities, and Berkhamsted Train Station.

Upon entry, a welcoming entrance hall leads to the spacious reception room, recently adorned with fresh decor and offering breathtaking views of Berkhamsted valley. The well-appointed kitchen is equipped with high-quality fittings, including a range of wall and base units, an integrated dishwasher, electric hob, oven, and a free-standing fridge/freezer. The kitchen also features a patio door providing access to the rear garden.

Ascending to the first floor, two double bedrooms await, along with a generously sized bathroom. Bedroom one features built-in wardrobes and panoramic views of Berkhamsted valley. Bedroom two, recently redecorated, grants access to the partially boarded loft. The tastefully adorned bathroom boasts porcelain tiles and a three-piece suite.

Outside, the property has a sizable south-west facing rear garden, predominantly laid to lawn. The garden includes a patio area, ideal for outdoor socializing, side access, and a storage shed at the rear. The front of the property is set back from the road, featuring a neatly laid lawn in the front garden.

## Specifications

2 BEDROOMS

2 RECEPTIONS

1 BATHROOM

SEMI DETACHED HOUSE

GARDEN

TOWN LOCATION





With its central location, this freehold property offers a delightful living experience in Berkhamsted.



#### **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.

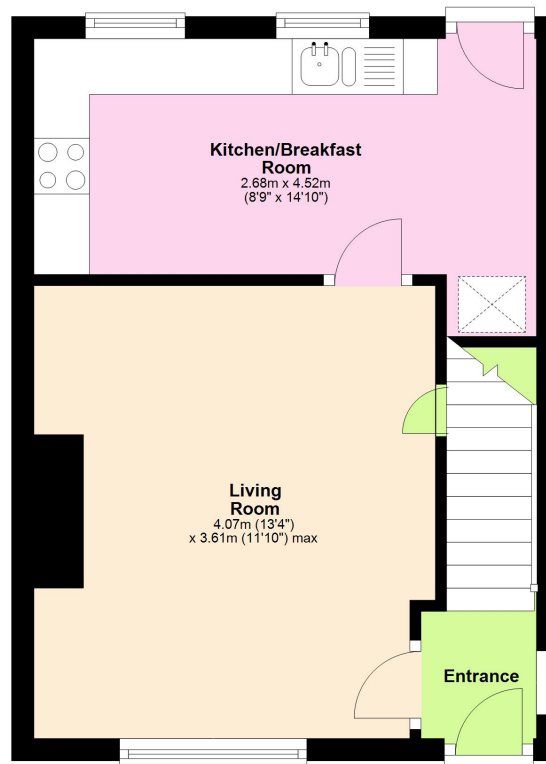
**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** D

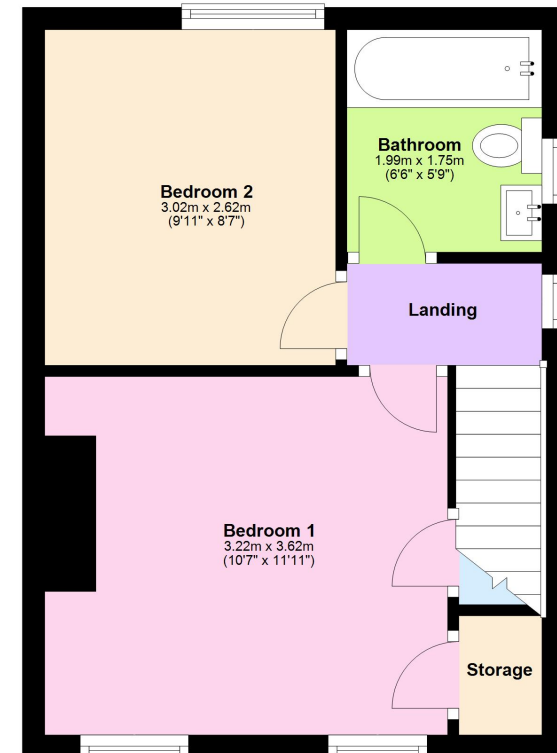
## Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



**Total area: approx. 56.7 sq. metres (610.2 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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