



Castles

HIGHFIELD ROAD
Berkhamsted, HP4 2DA

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£499,950
(Freehold)

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CASTLES ESTATE AGENTS are proud to bring to the market this two-bedroom, mid terrace Victorian cottage



The property provides a well-appointed kitchen at the front of the ground floor that leads to a bright and spacious open plan dining and living room area. The kitchen has been fitted with attractive, light grey, shaker style units, a white quartz worktop and complimentary white 'Metro' tiles and includes a free-standing fridge/freezer, range oven, integrated dishwasher, and washer/dryer. The spacious living room looks out on a charming private garden which is accessed via French doors. There is gated access to a useful outbuilding which has been granted planning permission to convert into living accommodation with a first floor rear extension.

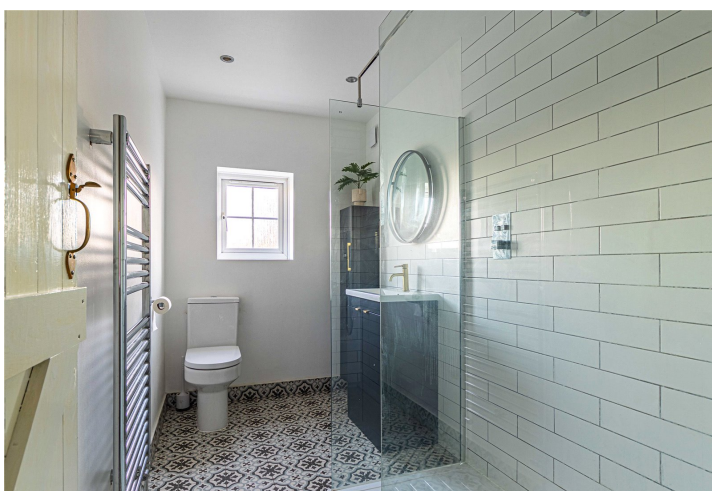
The first-floor benefits from a bright double master bedroom with free standing wardrobes. The second bedroom has direct access to a private balcony overlooking the rear garden with decorative iron railings. A bright and well-designed modern bathroom, attractively tiled, has been fitted with a generous 'walk in' shower and under floor heating.

Specifications

2 BEDROOMS
1 RECEPTION ROOM
1 BATHROOM
TERRACED HOUSE
GARDEN
TOWN LOCATION



Ideally situated, just a short walk from the vibrant town centre and main line train station



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 Dutchy 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.

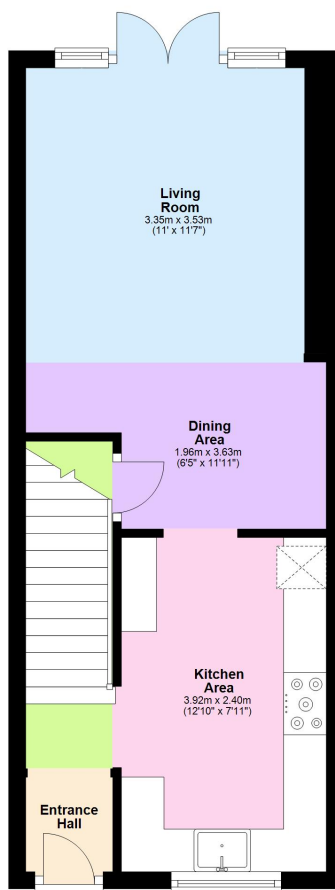
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

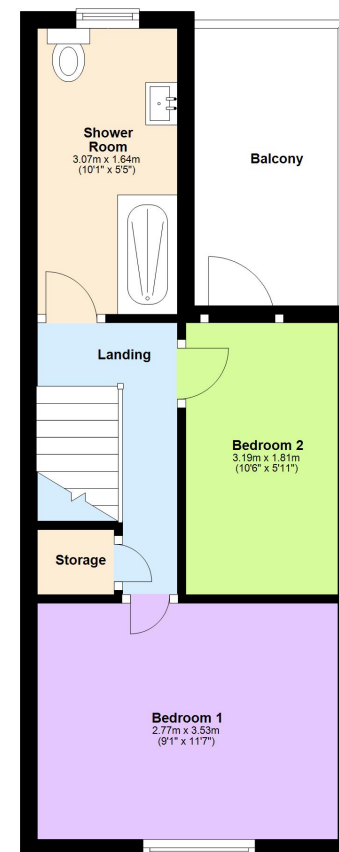
Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.5 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 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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