



Castles

BROADWATER  
Berkhamsted, HP4 2AH

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£435,000  
(Leasehold)

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This beautiful home offers an ideal blend of contemporary style and comfort, perfect for professionals, small families, or those looking to downsize



Step inside to discover a spacious and bright reception room, perfect for relaxing or entertaining guests. The sleek, modern kitchen boasts high-end appliances and ample storage, making meal preparation a joy. Both bedrooms are generously sized, with large windows that flood the rooms with natural light, creating warm and inviting spaces. The well-appointed bathroom features elegant fixtures and a chic design, offering a serene retreat for relaxation.

Located just a short distance from Berkhamsted station, this maisonette is ideal for commuters, providing easy access to London and beyond. The vibrant high street, with its array of shops, cafes, and restaurants, is also within easy reach, ensuring you're never far from the action.

A standout feature of this property is the inclusion of a private garage, providing secure storage for your vehicle and additional belongings. Coupled with dedicated parking, this garage adds an extra layer of convenience and security, making urban living effortlessly easy.

## Specifications

- 2 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- FIRST FLOOR
- MAISONETTE
- RESIDENT PARKING
- COMMUNAL GARDENS
- TOWN LOCATION



Stunning first-floor maisonette in the heart of Berkhamsted, where modern living meets unparalleled convenience



#### **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

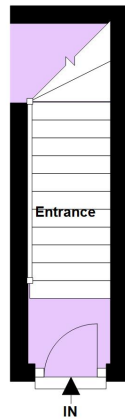
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School 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:**

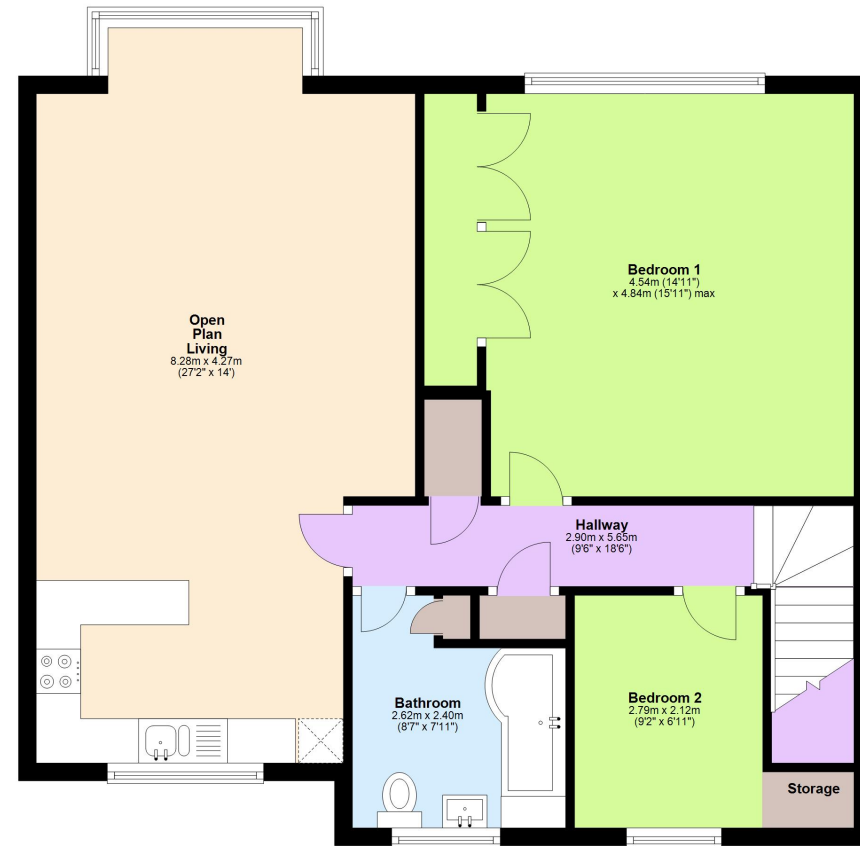
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Ground Floor**  
Approx. 3.6 sq. metres (38.3 sq. feet)



**First Floor**  
Approx. 74.8 sq. metres (804.6 sq. feet)



**Total area: approx. 78.3 sq. metres (842.9 sq. feet)**

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

Tenure: Leasehold  
Council Tax Band: D  
EPC Rating: C

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