



Castles

ELLESMERE ROAD
Berkhamsted, HP4 2EX

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£535,000
(Freehold)

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A beautifully presented period cottage, ideally located within walking distance of the railway station and town centre



This cottage has been well looked after and modernised, making it spacious and practical whilst retaining much of its original charm, with feature fireplaces, exposed floorboard and beams.

Upon entry there is a spacious dining room with a feature fireplace, built in storage and shelving and stairs to the first floor. Continuing through on the ground floor there is a large under stair storage cupboard and cosy living room which is open to the modern fitted kitchen, making this an ideal space for socialising.

On the first floor there are two DOUBLE bedrooms, the master built in wardrobe and the second with a large over stair cupboard. To the rear there is a modern shower room with walk in shower. Access to loft space which is currently storage, however there may be potential to convert as neighbouring properties have done.

To the rear is a pretty but low maintenance south-west facing garden, with well-established planting, a garden shed a spacious decked area which has built in lighting, ideal for enjoying the sunshine and entertaining both day and night.

Further benefits include underfloor heating to the kitchen and bathroom, partially boarded loft storage and access to the rear of the property via a shared walk way.

Specifications

- 2 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- TERRACED HOUSE
- GARDEN
- TOWN LOCATION



Ellesmere Road is just a 5 minute walk to the mainline train station and Berkhamsted high street



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.

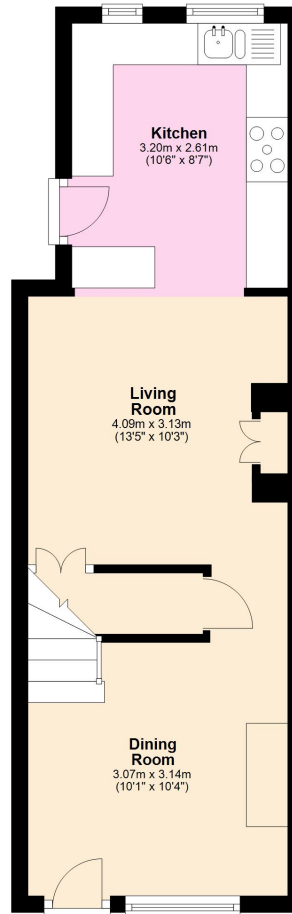
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Ground Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.1 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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