



Castles

SHRUBLANDS AVENUE
Berkhamsted, HP4 3JG

SHRUBLANDS AVENUE

Berkhamsted, HP4 3JG

Offers IEO
£750,000
(Freehold)

Castles



This charming period terraced house is ideally located just a stone's throw from the bustling high street in Berkhamsted

 3  2  1  0

This delightful property boasts three bedrooms, two reception rooms, and a well-appointed bathroom. The characterful features and traditional design throughout create a warm and inviting atmosphere, complemented by a lovely garden perfect for outdoor relaxation and entertaining. Offering versatile living spaces, the spacious reception rooms are ideal for family gatherings or quiet evenings in. Situated in a sought-after area, this property provides easy access to local amenities, schools, and transport links, making it a perfect home for families or professionals.

Specifications

3 BEDROOMS
2 RECEPTIONS
1 BATHROOM
TERRACED HOUSE
GARDEN
PERIOD PROPERTY
TOWN LOCATION



Do not miss this opportunity to own a charming period home that seamlessly blends character with modern comforts



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.

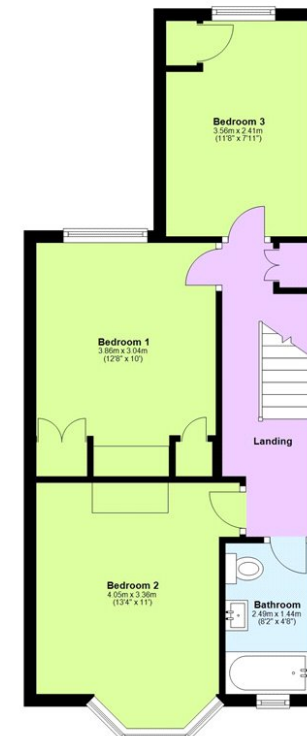
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: E
EPC Rating: D

Ground Floor
Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 sq. feet)

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

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**
Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**
Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**
Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**
Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**
www.castlestateagents.co.uk



Castles