



Castles

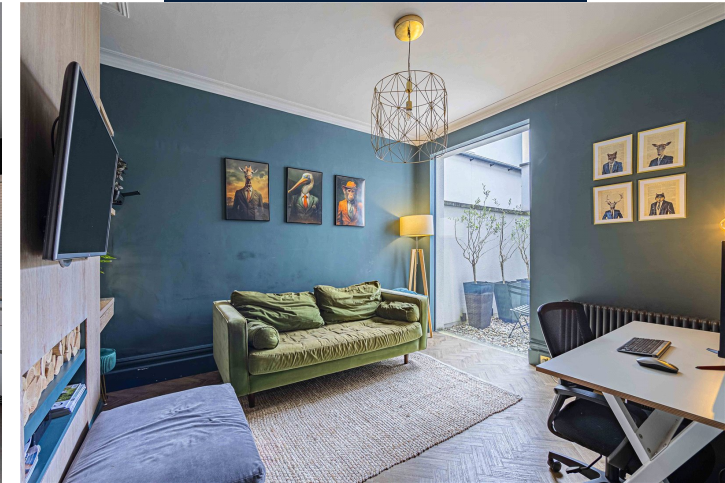
MONTAGUE ROAD  
Berkhamsted, HP4 3DS

# MONTAGUE ROAD

Berkhamsted, HP4 3DS

£1,350,000  
(Freehold)

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This stunning modern Edwardian end of terrace property is situated on the sought-after Montague Road



As you step through the inviting front door, you are greeted by a spacious living room adorned with elegant bay windows, allowing natural light to flood the space. This welcoming area is perfect for relaxation and entertaining guests. Moving through the hallway, you will find a versatile family room that doubles as a playroom, offering ample space for both leisure and storage. This room is thoughtfully designed to cater to the dynamic needs of a growing family. Adjacent to the family room is a convenient utility room, providing additional storage and laundry facilities, ensuring a clutter-free living environment. At the heart of the home lies the spectacular open-plan kitchen and dining area. This high-end kitchen is a chef's dream, equipped with premium Miele appliances, a Quooker tap, and other state-of-the-art amenities. The glass courtyard to the side of the kitchen bathes the space in natural light, creating a bright and airy atmosphere perfect for family meals and entertaining. Floor to ceiling sliding windows lead out to the beautifully landscaped garden, an idyllic setting for BBQs and sunny summer days. This outdoor space offers a perfect blend of privacy and tranquility, ideal for both relaxation and social gatherings.

Ascending to the first floor, you will discover four generously sized bedrooms, each thoughtfully designed to provide comfort and style. One of these bedrooms features its own en suite bathroom, adding a touch of luxury and convenience. These rooms offer versatility, whether you need additional guest accommodation, home office space, or children's bedrooms. The top floor is dedicated to the luxurious master suite, a true sanctuary within the home. This expansive space features a private en suite bathroom, providing a spa-like retreat with modern fixtures and fittings. Additionally, the master suite boasts a spacious walk-in wardrobe, offering ample storage and a touch of indulgence.

## Specifications

- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- END OF TERRACE HOUSE
- GARDEN
- TOWN LOCATION



This exquisite home seamlessly combines period charm with contemporary luxury, offering an ideal haven for modern family living



#### **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:**

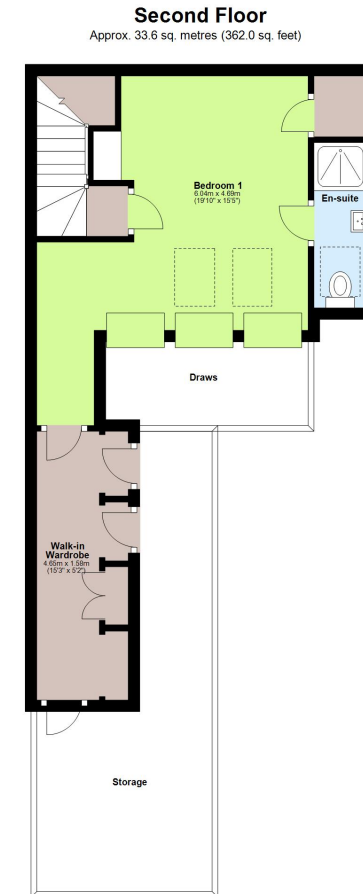
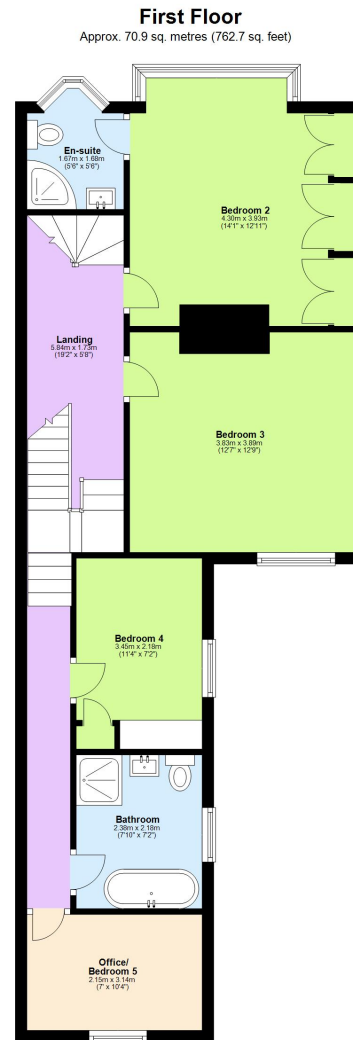
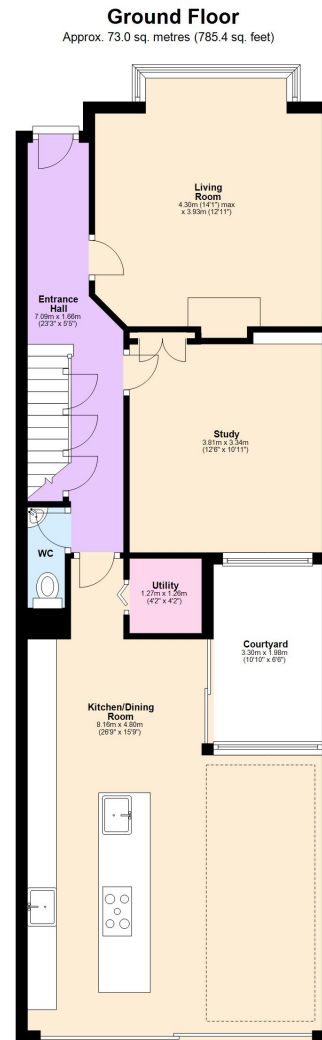
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold

Council Tax Band: G

EPC Rating: D



Total area: approx. 177.5 sq. metres (1910.2 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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**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**

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