



Castles

SOUTH PARK GARDENS
Berkhamsted, HP4 1JA

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£1,250,000
(Freehold)

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CASTLES ESTATE AGENTS are pleased to welcome you to this stunning large detached home in the charming town of Berkhamsted



As you step through the front door, you are greeted by a spacious hall adorned with elegant parquet flooring, leading seamlessly into the main hallway. The heart of the home is a modern, fully fitted kitchen featuring beautiful wood flooring and pale cream country-style cabinets. Stylish stainless steel splashbacks and worktops complement the design, while a butler sink and a walk-in pantry provide both functionality and charm. Adjacent to the kitchen is an open-plan living and dining room. This expansive, triple-aspect space boasts parquet flooring and patio doors that open to the garden, flooding the room with natural light. A separate, fully fitted utility room with a side entrance adds convenience to daily living. On the ground floor, you'll find Bedroom 4, a generous double room with a large window and an en suite bathroom equipped with a modern white suite. Additionally, there is a separate lounge with a large window, ideal for use as a study or playroom. Alternatively, this section can be used as a grany annex. A cloakroom completes the downstairs accommodation. Upstairs, there are three spacious double bedrooms. The master bedroom features skylights, ample cupboard space, a dressing area with fitted wardrobes, and an en suite bathroom with a separate shower cubicle. Bedrooms 2 and 3 are bright and airy, with large windows and built-in cupboard space. A modern family bathroom serves these bedrooms. Outside, the property boasts a large private garden with a stone patio area, perfect for outdoor entertaining. The garden is mainly laid to lawn and is surrounded by mature trees and shrubs, offering a tranquil retreat. To the front, a large driveway and single garage provide ample parking. The property is also equipped with solar panels, enhancing its energy efficiency.

Specifications

4/5 BEDROOMS
2/3 RECEPTIONS
3 BATHROOMS
DETACHED HOUSE
GARDEN
DRIVEWAY
GARAGE
TOWN LOCATION



Located just meters from the property is a footpath that leads from South Park Gardens to the 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: F

EPC Rating: C

Ground Floor
Approx. 125.2 sq. metres (1347.6 sq. feet)



First Floor
Approx. 83.0 sq. metres (893.5 sq. feet)



Total area: approx. 208.2 sq. metres (2241.1 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



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