



Castles

CROSS OAK ROAD
Berkhamsted, HP4 3EH

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Offers IEO
£625,000
(Freehold)

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This delightful period home is situated in the heart of Berkhamsted, featuring private parking at the rear and a garden office



On the ground floor, the lounge showcases real wood flooring, fitted shutters and a stunning cast iron fireplace, adding character and serving as a focal point of the room. The lounge leads into the dining room which features another beautiful cast iron fireplace and the warm wood flooring flows throughout. The galley kitchen is flooded with light from two large windows with a convenient door to the garden and a butler sink gives the kitchen a nice country feel. The cloakroom WC completes the downstairs accommodation. The first floor offers two bedrooms with large sash windows and white washed wooden flooring. The fully tiled period-style family bathroom is complete with a stand alone roll-top bath, vanity unit, and low-level WC. A fixed staircase ascends to a versatile loft space, featuring a large room with eaves storage and a Velux window. This home beautifully blends period features with modern comforts, providing flexible and charming living spaces. Outside, the front garden features a footpath leading to the entrance. The rear lovely garden is mainly laid to lawn with a stone patio and garden office, providing an excellent outdoor retreat. At the rear, you will also find a much needed private parking area accessible from Middle Road. Planning permission for a rear extension was granted on 24 March 2021.

Specifications

- 2 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- END OF TERRACE HOUSE
- GARDEN
- OUTBUILDING
- OFF STREET PARKING
- TOWN LOCATION



This charming period property boasts a light and airy atmosphere throughout



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:

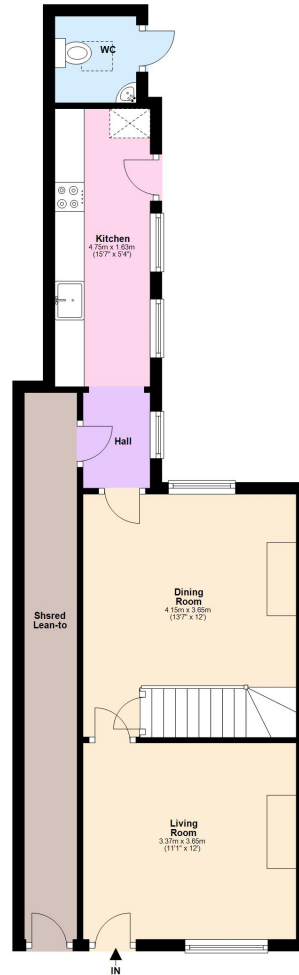
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

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

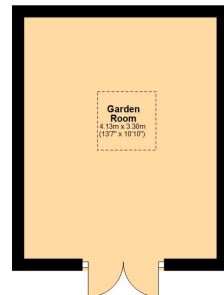
Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



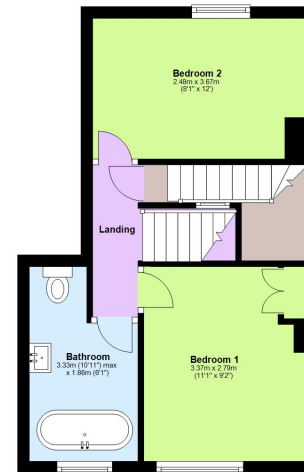
Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 13.6 sq. metres (146.5 sq. feet)



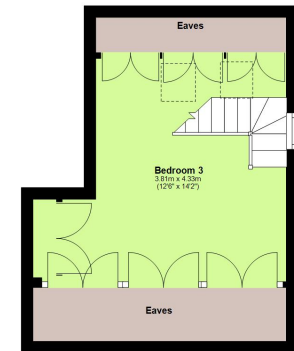
First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



Second Floor

Approx. 13.9 sq. metres (149.9 sq. feet)



Main area: Approx. 85.5 sq. metres (920.7 sq. feet)
Plus outbuildings, approx. 13.6 sq. metres (146.5 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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