



Castles

SWING GATE LANE  
Berkhamsted, HP4 2LL

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Offer IEO  
£975,000  
(Freehold)

Castles



This property offers a perfect blend of modern design and comfortable living, ideal for family life



Enter through the spacious hallway into a bright and airy living room, featuring a large window that floods the space with natural light. The room's pale color palette enhances its serene and inviting atmosphere.

The heart of this home is the beautifully designed open-plan kitchen/diner. This area boasts real wood flooring throughout, with elegant dove grey cabinets and contrasting off-white quartz worktops. The tiled splashbacks add a touch of sophistication, while a large skylight and bi-fold doors open up to the garden, creating a seamless indoor-outdoor living experience. The stylish kitchen is dominated by an island/breakfast bar, perfect for casual dining and entertaining. Completing the downstairs accommodation is a separate fitted utility room and a convenient cloakroom.

Upstairs, you'll find three double bedrooms, all with large windows and decorated in calming pale tones. The second bedroom benefits from a modern en-suite shower room, adding a touch of luxury for guests or family members. A crisp white family bathroom serves the other bedrooms, ensuring ample convenience for the whole family.

Stairs lead to the second floor, where the master suite awaits. This private retreat features fitted wardrobes and a large window that brings in plenty of natural light. The modern white en-suite bathroom adds a final touch of luxury to this beautiful home.

The spacious landscaped rear garden is laid to lawn, with two stone patio areas perfect for outdoor dining and relaxation. To the front of the property, there is private driveway parking for two cars, providing ample space for family and guests.

## Specifications

- 4 BEDROOMS
- 1 RECEPTION
- 3 BATHROOMS
- SEMI-DETACHED HOUSE
- GARDEN
- DRIVEWAY
- TOWN LOCATION



This perfect family home in Berkhamsted is designed to offer a harmonious blend of style and comfort



#### 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

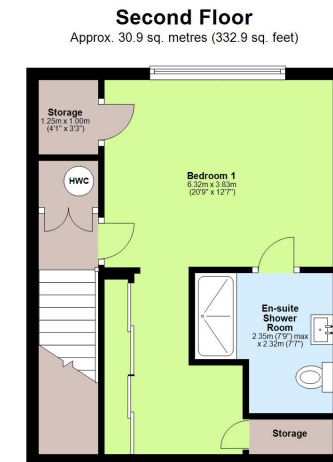
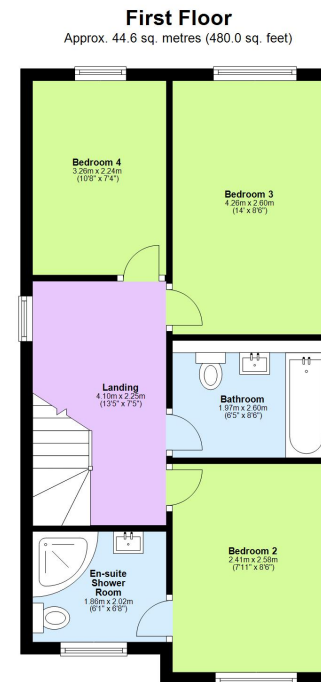
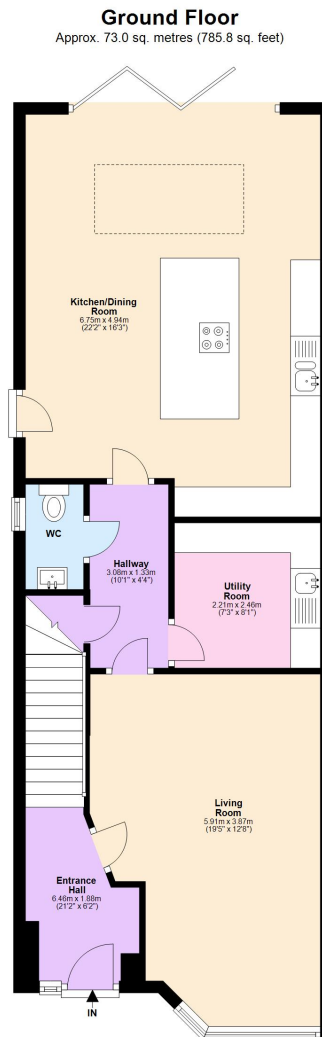
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School 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: B



Total area: approx. 148.5 sq. metres (1598.7 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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