



Castles

UPPER HALL PARK
Berkhamsted, HP4 2NR

UPPER HALL PARK

Berkhamsted, HP4 2NR

£1,325,000
(Freehold)

Castles



CASTLES ESTATE AGENTS present a beautiful, Ready-to-Move-In Detached Home in Berkhamsted



Step into this stunning detached home through an enclosed porch, perfect for coats and muddy wellies, leading to a spacious hall adorned with stylish real wood parquet flooring. The comfortable lounge, featuring a pale color palette, boasts a large window and patio doors that open to the garden. A real feature open fireplace adds a touch of warmth and charm. The large open plan kitchen/living room is the heart of this home, with bi-fold doors opening to the garden. The kitchen is fully fitted with real oak wood flooring, pale cream and wood wall and floor cabinets, off-white quartz worktops, and a neat breakfast bar. The dining area, bathed in natural light from wrap-around windows, offers a delightful space for family meals. Practical and Stylish Downstairs Amenities include a fully fitted separate utility room with a door to the garden, a modern downstairs shower room, and a study complete the downstairs accommodation. Upstairs, you'll find four double bedrooms. The master bedroom features a large window and a spacious en suite shower room. The other three bedrooms are generous in size, and the modern family bathroom suite is finished in white. The loft has been converted into a large bedroom with three skylights and a separate storage room. Outside, the private garden spans 0.2 acres and backs onto open fields, offering a serene and picturesque setting. The garden is mainly laid to lawn and screened by mature trees and hedging, with flower beds and a stone patio adding to its charm. A lovely wooden summer house, ideal as a gym or office, enhances the outdoor experience. To the front, a beautifully maintained garden provides access to the garage and parking space for two cars.

Specifications

- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- DETACHED HOUSE
- GARDEN
- GARAGE
- SUMMER HOUSE
- TOWN LOCATION



This exquisite home in Berkhamsted offers a perfect blend of style, comfort, and practicality



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: G
EPC Rating: TBC



Total area: approx. 228.9 sq. metres (2463.9 sq. feet)
This floorplan is not to scale. It is 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