



Castles

CROSS OAK ROAD
Berkhamsted, HP4 3EH

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£875,000
(Freehold)

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This charming 1930s three-bedroom end-of-terrace property is located within a short distance of Berkhamsted town centre



The property boasts a bay-fronted lounge with a feature fireplace and wooden flooring, complemented by a separate dining room with its own fireplace. The dining room opens into a contemporary, well-appointed kitchen with built-in appliances and bi-folding doors leading to the garden. The ground floor also includes a convenient cloakroom.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. A staircase from the first floor leads to a loft room with integrated storage.

Situated close to the town centre, this property benefits from easy access to local amenities and public transport.

Berkhamsted is a historic market town known for its mix of independent boutiques and larger stores such as Waitrose, Boots, and Tesco. The town is surrounded by stunning countryside, including the nearby Ashridge Estate, managed by the National Trust.

For commuters, Berkhamsted's mainline station provides regular services to London Euston, and the nearby A41 offers easy access to the M25 and M1.

Specifications

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



This period home retains some original features while offering modern living spaces



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

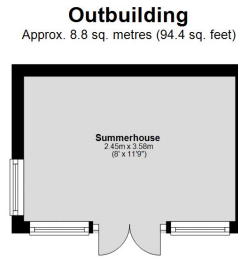
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School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

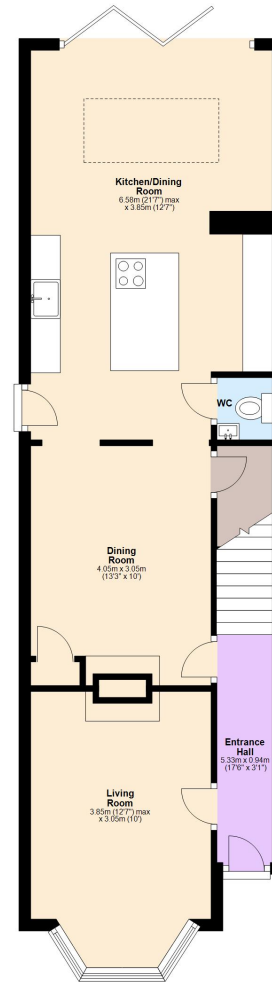
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

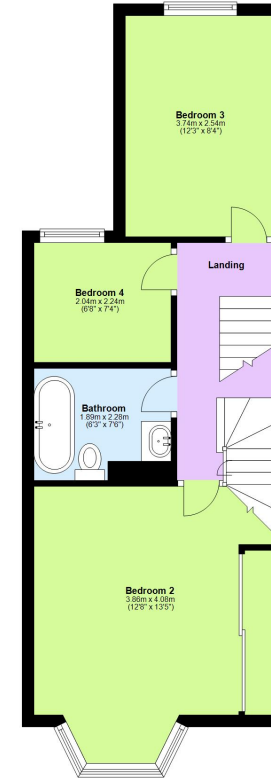
Tenure: Freehold
Council Tax Band: E
EPC Rating: D



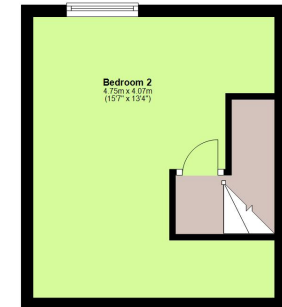
Ground Floor
Approx. 59.6 sq. metres (641.9 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.0 sq. feet)



Second Floor
Approx. 19.3 sq. metres (207.7 sq. feet)



Total area: approx. 131.2 sq. metres (1412.0 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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