



Castles

CONNAUGHT GARDENS  
Berkhamsted, HP4 1SF

# CONNAUGHT GARDENS

Berkhamsted, HP4 1SF

Offers IEO  
£695,000  
(Freehold)

Castles



This stunning 3-bedroom detached property, offering a generous 1,206 square foot of living space, is situated in the highly sought-after area of Berkhamsted



Designed for modern family living, the home combines comfort, convenience, and style, making it ideal for those looking to settle in a vibrant yet peaceful neighbourhood. As you enter, a welcoming hallway leads you into the heart of the home. The spacious living room is bathed in natural light, providing the perfect space for relaxation and entertainment. The modern, open-plan kitchen and dining room is perfect for family meals and social gatherings, offering ample space for a large dining table. On the ground floor, there is also a convenient cloakroom with a WC and washbasin, as well as under-stairs storage, adding extra practicality to the home. Upstairs, the master bedroom is generously sized, with plenty of natural light and built-in wardrobe space. The second bedroom is well-proportioned, making it ideal for children, guests, or a second double room. The third bedroom is comfortable and versatile, easily adaptable as a home office, nursery, or guest room. The first floor also features a modern family bathroom, complete with a bath/shower, washbasin, and WC. Outside, the property benefits from a single garage, perfect for additional storage or secure parking. The driveway provides space for multiple vehicles, ensuring ample off-road parking for family and visitors. The rear of the property boasts a private, enclosed garden, offering a peaceful outdoor space for relaxation, dining, or play. This charming home is perfect for families or professionals looking for a blend of modern living and traditional charm in the desirable area of Berkhamsted.

## Specifications

- 3 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- DETACHED HOUSE
- GARDEN
- DRIVEWAY
- GARAGE
- TOWN LOCATION



Situated close to local amenities, well-regarded schools, and excellent transport links



#### **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.

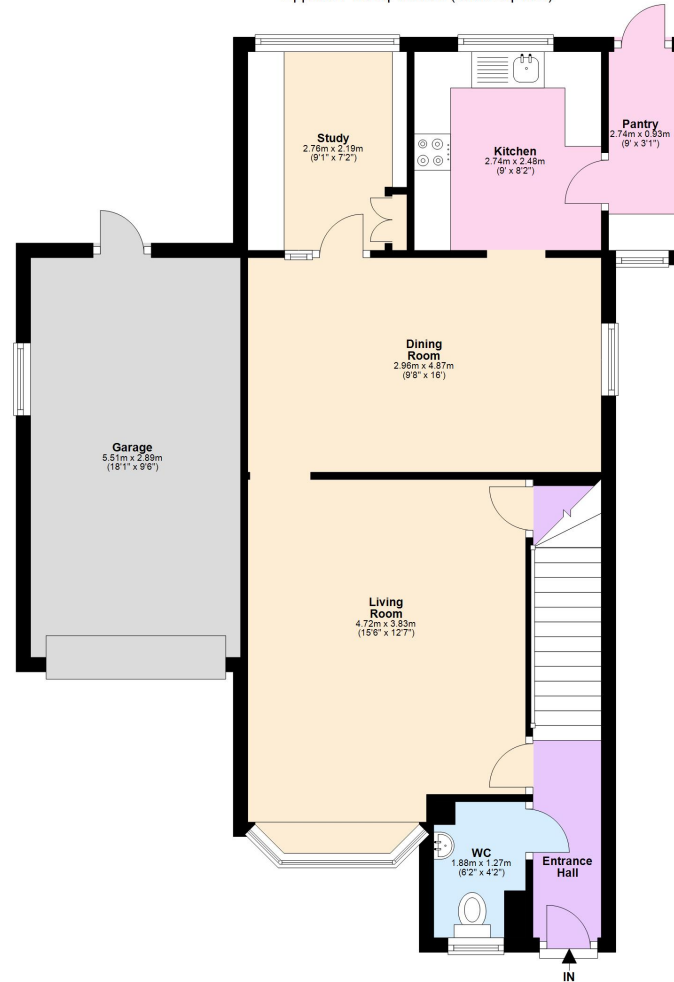
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

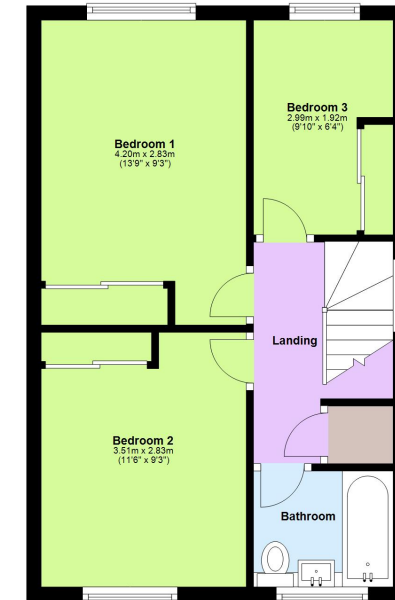
**Ground Floor**

Approx. 74.8 sq. metres (805.0 sq. feet)



**First Floor**

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 112.1 sq. metres (1206.3 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](http://www.castlestateagents.co.uk)



Castles