



Castles

CANAL COURT
Berkhamsted, HP4 2HA

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£770,000
(Freehold)

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This beautifully presented four-bedroom family home is spread across three floors, boasting a south-facing garden and a stunning canalside location



This modern property is stylishly finished throughout and includes a kitchen/breakfast room with sleek cabinetry, an integrated oven, and a gas hob. The spacious lounge/dining room features French doors that open onto the garden, and the ground floor is completed by a convenient WC.

The first floor offers three well-proportioned bedrooms, all served by a contemporary family bathroom. A further double bedroom on the second floor enjoys the added benefit of an ensuite WC.

Outside, the rear garden includes both paved and lawn areas, enhanced by mature planting, with a gate leading directly to the Grand Union Canal towpath. The front features a low-maintenance garden and dedicated parking.

The property is equipped with a gas-fired boiler for hot water and heating, and connected to mains water, electricity, and drainage.

Specifications

- 4 BEDROOMS
- 1 RECEPTION
- 2 BATHROOMS
- SEMI DETACHED HOUSE
- GARDEN
- RESIDENT PARKING
- TOWN LOCATION



This property is just a 10-15 minute walk from the town's amenities and train station



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 to 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.

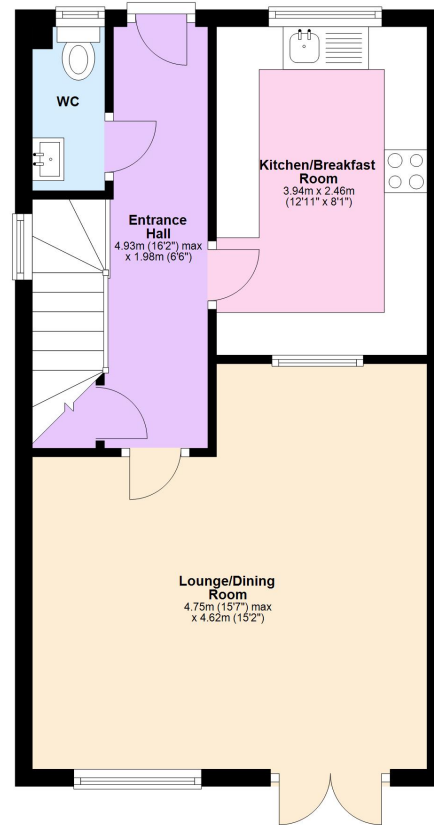
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

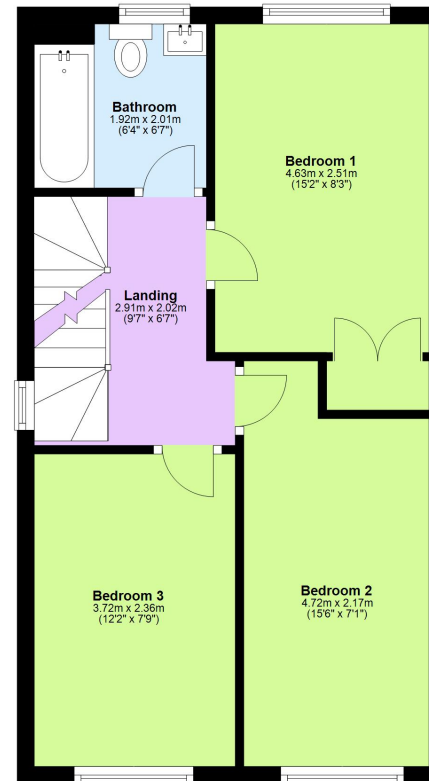
Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



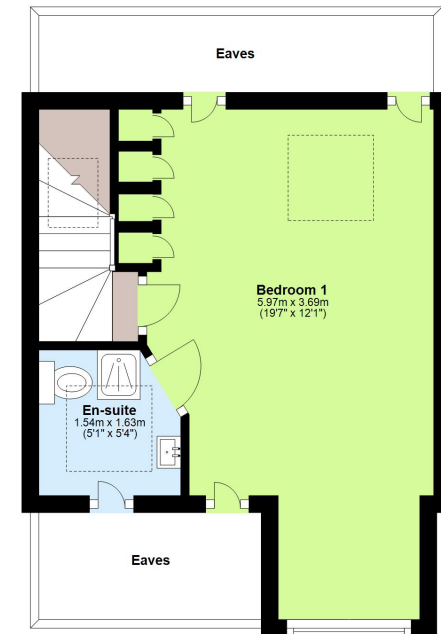
First Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 104.1 sq. metres (1120.5 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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