



Castles

ELLESMERE ROAD  
Berkhamsted HP4 2EX

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Offers IEO  
£600,000  
(Freehold)

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This beautifully refurbished and extended three-bedroom period property is ideally located within walking distance to the mainline station and the bustling High Street



This stunning period home has undergone a full remodel and extension, blending traditional charm with modern upgrades throughout. Finished to an exceptional standard, the property is enhanced with modern conveniences such as Cat 6 cabling for seamless connectivity. On the ground floor, you'll find a cozy lounge featuring elegant engineered oak flooring, offering a warm and inviting space for relaxation. The ground floor also boasts an impressive bathroom fitted with a luxurious four-piece suite, designed with both style and comfort in mind. The third bedroom, which can also serve as a home office or guest room, is conveniently located on this level as well. Upstairs, there are two generously sized double bedrooms, both providing ample space and natural light. These rooms are perfect for creating a peaceful retreat or a stylish guest area. The heart of the home is the magnificent kitchen/dining room. The kitchen area is well-appointed with a range of high-quality wall and base units, integrated appliances, and plenty of storage space, making it perfect for culinary enthusiasts. The adjoining dining area is bright and airy, ideal for family meals or entertaining guests, with French doors that seamlessly connect the indoor and outdoor living spaces. Step outside to discover the beautifully landscaped, southerly-facing rear garden. Bathed in sunlight throughout the day, this private garden offers a serene escape with a patio area that's perfect for al fresco dining, summer barbecues, and hosting gatherings with family and friends. Whether you're enjoying a peaceful morning coffee or an evening under the stars, the garden provides the ideal outdoor living space.

## Specifications

- 3 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- TERRACED HOUSE
- GARDEN
- TOWN LOCATION



This property is the perfect blend of period elegance and modern living, offering a delightful home ready to move into and enjoy



#### **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.

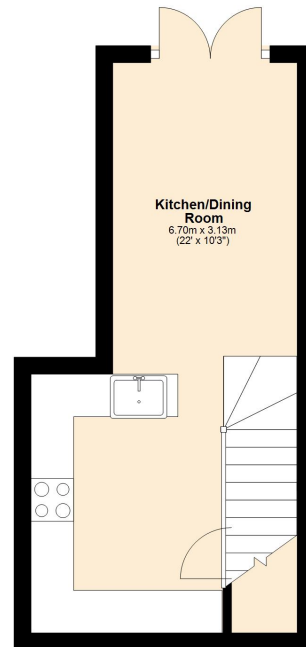
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

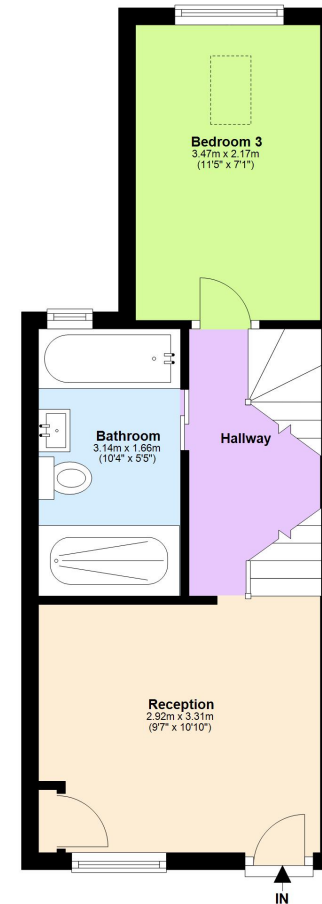
Council Tax Band: D

EPC Rating: C

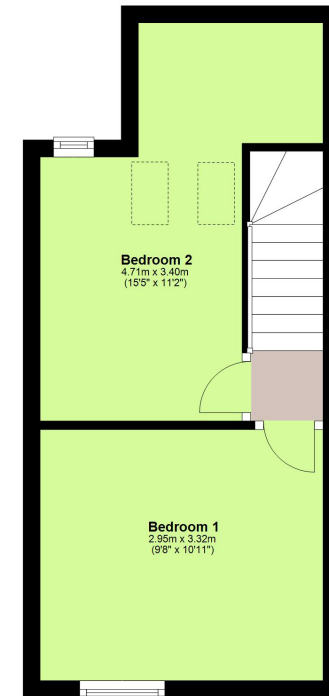
**Lower Ground Floor**  
Approx. 17.4 sq. metres (187.7 sq. feet)



**Ground Floor**  
Approx. 28.1 sq. metres (303.0 sq. feet)



**First Floor**  
Approx. 24.1 sq. metres (258.9 sq. feet)



Total area: approx. 69.6 sq. metres (749.6 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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**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**

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