



Castles

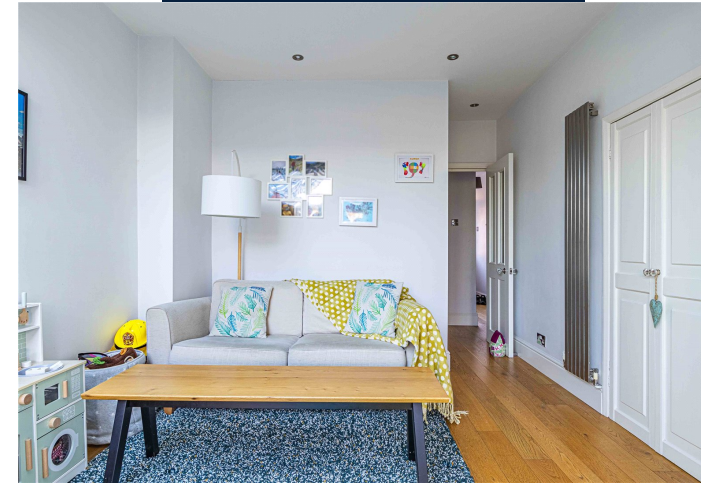
SHRUBLANDS AVE
Berkhamsted, HP4 3JQ

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£840,000
(Freehold)

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This home perfectly blends modern elegance with timeless character, located in the highly desirable town of Berkhamsted



The welcoming hallway leads into a spacious and light-filled kitchen/diner and sitting area. The modern kitchen boasts sleek high-gloss white cabinets, warm wood worktops, and large grey floor tiles, complemented by an abundance of natural light from expansive skylights and patio doors opening onto the garden. The adjacent sitting area, featuring real wood flooring and pale walls, provides a versatile space, ideal for a children's play area or additional living space.

A generously sized living room offers a tranquil retreat with its wood flooring, stunning cast iron feature fireplace, and elegant bay window complete with shutters, blending comfort and charm. Completing the ground floor is a fully fitted utility/cloakroom, ensuring practical convenience.

The first floor hosts two double bedrooms and one single bedroom, all decorated in a soothing pale color palette with plush grey carpeting. The dual-aspect master bedroom features fitted cupboards, a large bay window with shutters, and ample natural light. The tiled family bathroom impresses with its contemporary white suite, complete with a separate shower cubicle.

A thoughtfully designed fourth bedroom has been added in the converted loft, featuring eaves storage and plenty of space for relaxation or work-from-home needs.

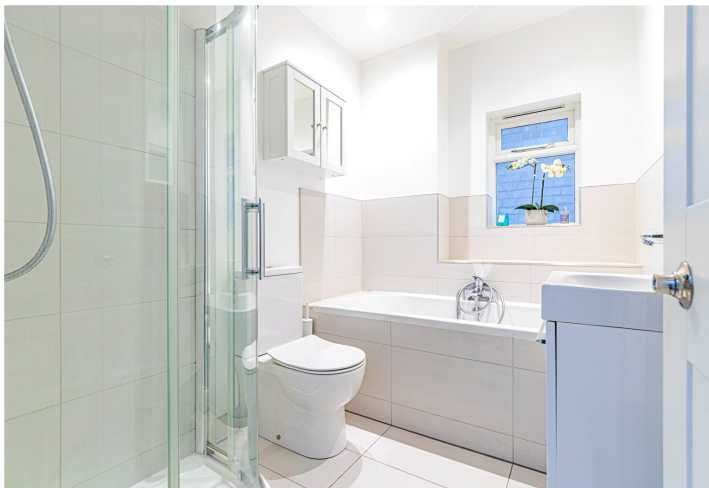
The long rear garden is perfect for entertaining or family activities, with a stone patio, raised flower beds, and a well-maintained lawn. At the rear, you'll find convenient off-street parking, a sought-after feature in this popular area.

Specifications

- 4 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- SEMI-DETACHED HOUSE
- GARDEN
- OFF STREET PARKING
- TOWN LOCATION



Situated close to Berkhamsted's excellent schools, transport links and amenities



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

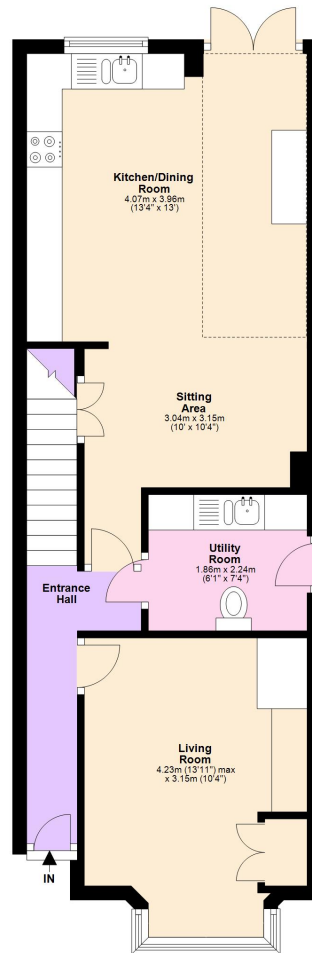
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School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

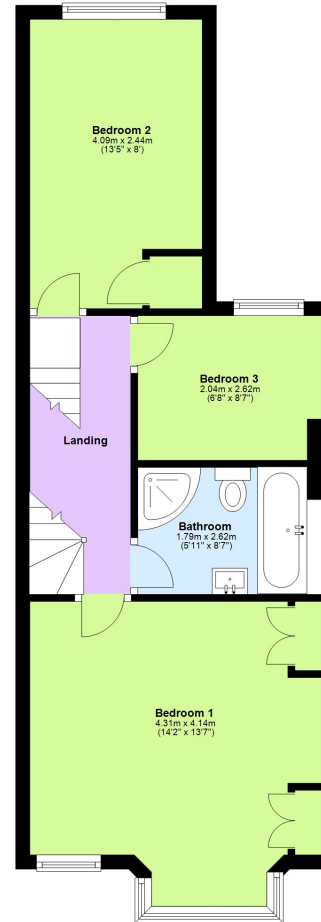
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

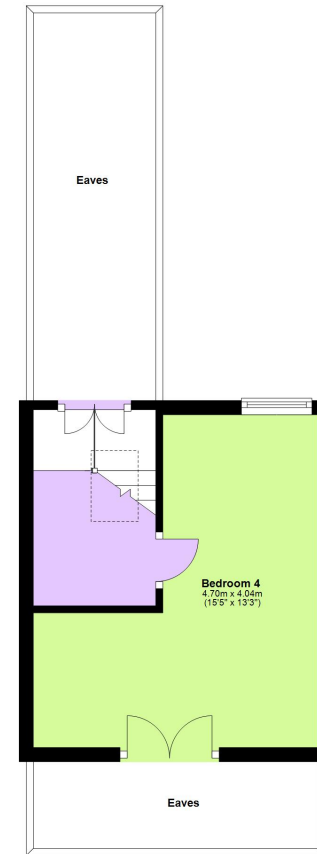
Ground Floor
Approx. 47.5 sq. metres (511.3 sq. feet)



First Floor
Approx. 43.0 sq. metres (463.0 sq. feet)



Second Floor
Approx. 18.1 sq. metres (194.9 sq. feet)



Total area: approx. 108.6 sq. metres (1169.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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

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



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