



Castles

BEECH HILL COURT  
Berkhamsted, HP4 2PR

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Offers IEO  
£825,000  
(Freehold)

Castles



Nestled in the heart of Berkhamsted, this beautifully presented Three-Bedroom split level terraced home offers spacious and stylish living, with breathtaking views and a thoughtfully designed tiered garden.



As you step into the welcoming Entrance Hallway, you'll find Three generously sized Double Bedrooms on the lower levels. The Master Suite is a true retreat, featuring a Large Window, Fitted Wardrobes, plush carpeting, and Patio Doors opening onto the Secluded lower level of the Garden. It also boasts a modern en-suite shower room with a sleek white suite. Bedrooms Two and Three are equally spacious, with Large Windows, Fitted Wardrobes, and elegant Wood Flooring. A contemporary Four-Piece Family Bathroom completes this level, offering a modern white suite.

Ascending the stairs, you'll discover a stunning Open-Plan Living and sitting area, bathed in natural light from the Large Window and Patio Doors leading to an Expansive Wooden Decked Terrace—perfect for entertaining while enjoying the scenic views over Berkhamsted and the valley beyond. A further short staircase leads to the Dual-Aspect Kitchen and Dining area, a stylish and functional space with white floor and wall cabinets, biscuit-coloured Granite Worktops, Wood Flooring, and a Skylight. Patio Doors open onto a bridge walkway leading to the top tier of the Garden, seamlessly connecting indoor and outdoor spaces.

The tiered Garden itself is a peaceful oasis, featuring a lawned area, mature shrubs, a stone patio, and a Garden Shed, providing plenty of space for relaxation and outdoor dining. To the front, the property benefits from a Private Garage and Driveway parking, offering convenience and security.

## Specifications

- NO ONWARD CHAIN
- 3 DOUBLE BEDROOMS
- TERRACED HOME
- KITCHEN /DINER
- GARAGE
- DRIVEWAY
- STUNNING VIEWS
- REAR GARDEN



The Expansive Wooden Decked Terrace is perfect for enjoying the scenic views over Berkhamsted and the valley beyond.



#### **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.

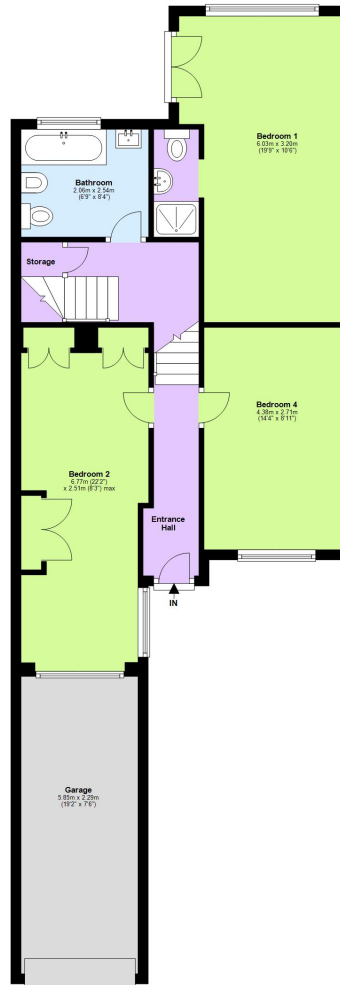
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

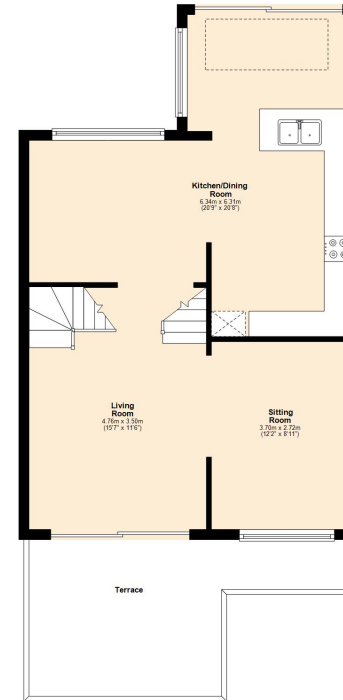
Council Tax Band: E

EPC Rating: D

**Ground Floor**  
Approx. 79.0 sq. metres (850.9 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 134.4 sq. metres (1446.4 sq. feet)

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

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

020 8950 2551

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