



Castles

CECILY CLOSE  
Berkhamsted, HP4 3DP

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Offers over  
**£700,000**  
(Freehold)

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CASTLES ESTATE AGENTS welcome you to this immaculately presented, three-bedroom detached family home in the desirable market town of Berkhamsted, located in a popular and modern development



Upon entering, you're welcomed into a spacious hallway, with elegant wood-effect flooring, leading to a high-specification kitchen/breakfast room. This bright and modern kitchen is equipped with a range of premium integrated appliances, pale cream cabinetry, and a generous window that fills the space with natural light. The expansive sitting room, situated at the rear of the home, boasts patio doors that open directly to the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living. Upstairs, the landing opens to three well-appointed bedrooms and a luxurious family bathroom. The primary bedroom offers a serene front-facing aspect with a charming Juliet balcony, built-in wardrobes, and a private en-suite shower room. The additional bedrooms overlook the lush garden, both featuring built-in storage, perfect for a growing family or guests. Outside, a spacious driveway and garage provide ample parking, while the enclosed rear garden is a true retreat with a flagstone patio for al fresco dining and a neatly maintained lawn. This pristine home, decorated in soothing neutral tones, is move-in ready and ideal for families seeking modern comforts in a highly sought-after community.

### Specifications

3 BEDROOMS  
1 RECEPTION  
2 BATHROOMS  
DETACHED HOUSE  
GARDEN  
GARAGE  
DRIVEWAY  
TOWN LOCATION



This stunning property, completed in 2017, offers stylish and contemporary living with exceptional attention to detail



#### **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.

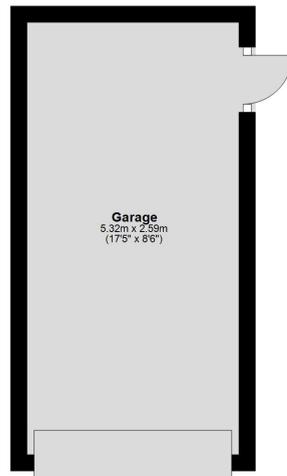
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: E

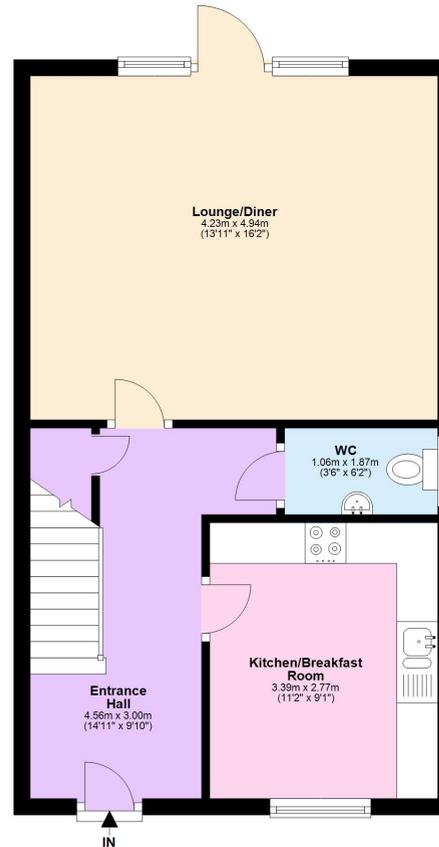
EPC Rating: B

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 13.7 sq. metres (147.9 sq. feet)



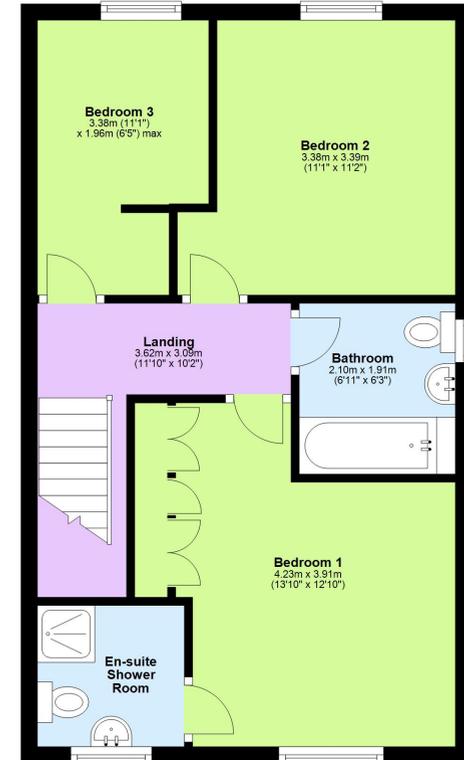
**Ground Floor**

Approx. 44.0 sq. metres (473.6 sq. feet)



**First Floor**

Approx. 45.3 sq. metres (487.7 sq. feet)



**Main area: Approx. 89.3 sq. metres (961.4 sq. feet)**  
Plus outbuildings, approx. 13.7 sq. metres (147.9 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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**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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