



Castles

CROSS OAK ROAD  
Berkhamsted, Hertfordshire, HP4 3EH

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Asking  
Price  
**£775,000**  
(Freehold)

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Nestled in the heart of the ever-popular Cross Oak Road in Berkhamsted, this beautifully presented Three-Bedroom Extended terraced home combines classic character with stylish modern living.

 3  2  1  On-Street

Step inside to discover a welcoming Entrance Hall leading to a bright and spacious front Reception room, complete with a bay window that fills the space with natural light and an open working fireplace perfect for cosy evenings and adding to the room's charming ambiance. To the rear, the home opens into an impressive Open-Plan Kitchen, Dining, and Lounge area ideal for entertaining and modern family life. The stylish Kitchen features integrated appliances, a Central Island, and sleek cabinetry, all seamlessly flowing into the dining area and out to the Garden through striking Bi-Fold Doors.

The ground floor also benefits from a Utility area and additional storage. Upstairs, you'll find Three well-proportioned Bedrooms, a contemporary Shower room, and hallway storage.

Outside, the property boasts a delightful patio area leading to a long and well-maintained rear garden—ideal for outdoor dining, gardening, or simply relaxing.

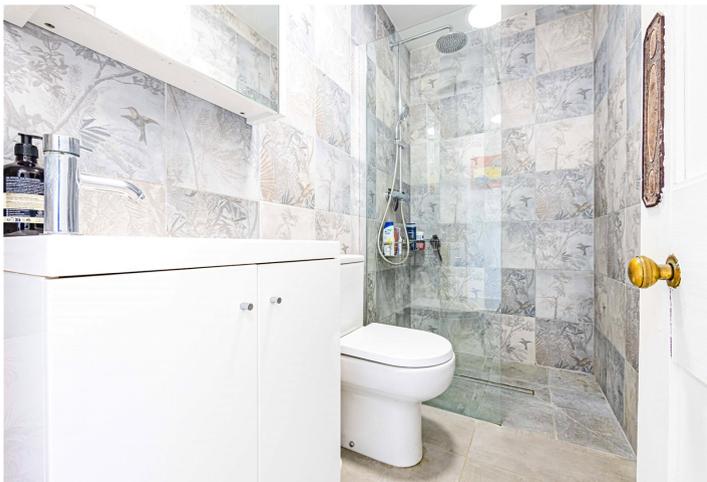
Located within walking distance of Berkhamsted town centre, highly regarded schools, and mainline railway links to London, this property offers an exceptional opportunity to own a stylish and spacious home in one of Hertfordshire's most desirable locations.

## Specifications

- PERIOD PROPERTY
- THREE BEDROOMS
- EXTENDED TO REAR
- GAS CENTRAL HEATING
- FEATURE OPEN PLAN KITCHEN/DINER
- PRIVATE SITTING ROOM
- UTILITY ROOM
- MATURE REAR GARDEN



Step outside through the striking Bi-Fold doors to a delightful patio area and well-maintained rear Garden.



#### **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.

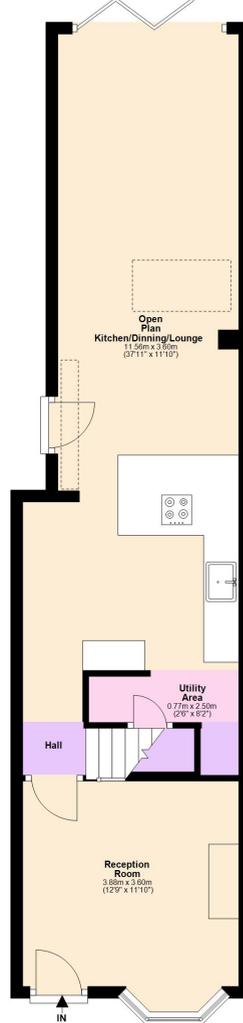
**Please Note:**

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

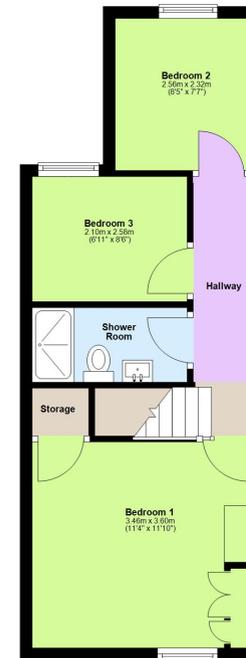
All measurements are approximate and photographs provided are for guidance only.

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

**Ground Floor**  
Approx. 53.2 sq. metres (572.2 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.4 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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