



Castles

ELLESMERE ROAD
Berkhamsted, Hertfordshire HP4 2EU

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Asking
Price
£450,000
(Freehold)

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CASTLES ESTATE AGENTS are proud to present this Charming 2-Bedroom Victorian home in the heart of Berkhamsted.

 2  1  1  On-Street

This beautifully presented two-bedroom Victorian home is ideally located on a quiet residential street in the heart of Berkhamsted, just a short stroll from the town centre and mainline railway station. Offering the perfect blend of character and modern comfort, the property is ideally suited to first-time buyers, professional couples, or those looking to downsize. Upstairs, the first floor comprises Two generously sized Double Bedrooms, each with ample space for storage and furnishings. Both rooms are light and airy, offering a peaceful retreat from the bustle of daily life. Outside, the property benefits from a private rear garden, ideal for relaxing, entertaining, or enjoying some quiet time in the sun. With its South-Facing aspect, this outdoor space makes a lovely extension of the home during the warmer months. Ellesmere Road is a sought-after location thanks to its proximity to Berkhamsted's excellent schools, boutique shops, cafés, restaurants, and fast rail links into London Euston in around 35 minutes.

Specifications

- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING AND DINING ROOM WITH ORIGINAL FEATURES
- GALLEY KITCHEN
- GROUND FLOOR BATHROOM
- SOUTH-FACING PRIVATE REAR GARDEN
- WALKING DISTANCE TO HIGH STREET AND MAINLINE STATION



With its prime location, attractive character, and delightful garden, this home offers convenience and charm in equal measure.



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.

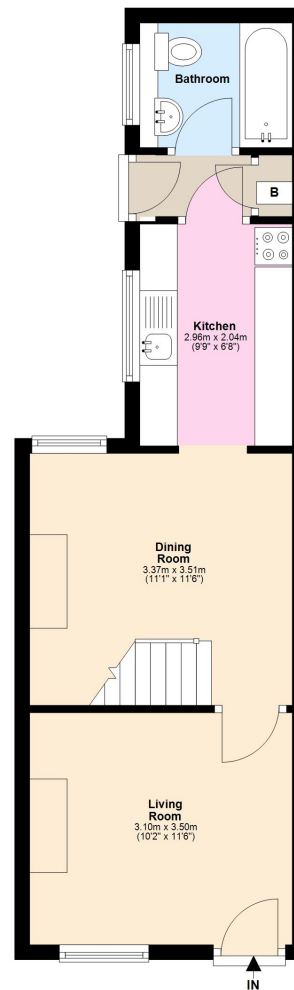
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

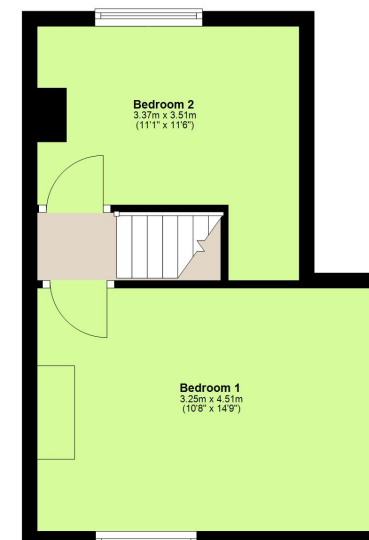
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 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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