 3 bedrooms

 1 bathroom

 1 reception

 EPC Band C

Freehold

Council Tax Band:  
C £1,975.59 (2024/25)

Local Authority:  
Dacorum



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Castle Hill, Berkhamsted, Hertfordshire, HP4 1HH  
**Guide price of £825,000**

Unique character-cottage nestled on Berkhamsted's prestigious road. Beautifully presented, offering three spacious bedrooms, charming private garden, and driveway.

### Description

Located on Castle Hill, one of Berkhamsted's most prestigious roads, this property is within walking distance to the mainline train station and town centre, and surrounded by beautiful countryside. The property is beautifully presented throughout and offers charming cottage-style ground floor accommodation. The entrance hallway features a wc, and leads to a spacious living room complete with hardwood floors, an exposed wooden beam, and a cosy log burner. The modern shaker-style kitchen is bathed in natural light from windows on either side, allowing stunning countryside views. The first floor comprises three spacious bedrooms and a contemporary family bathroom equipped with a toilet, basin, shower, and separate bath. The landing offers a versatile space currently used as a study area. Externally, the west-facing rear garden offers privacy and tranquillity, featuring a patio, seating area, and a lawn ideal for relaxing or entertaining. The front of the property includes a driveway with parking for one car and an electric car charging point. Council Tax Band: C £1,975.59 April 24 / March 25.

### Location

Berkhamsted, an attractive historic market town, offers shops, restaurants, cafes, and excellent schools. This property is near Berkhamsted School and the mainline station to London. It also has great road links via the A41 to the M1 & M25.

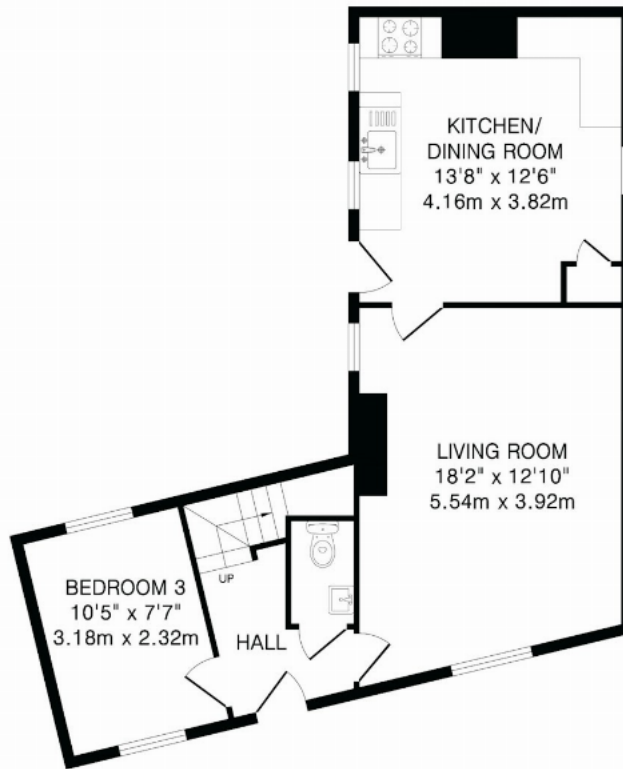
#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









Ground Floor  
543 sq.ft.(50.4 sq.m)approx.



First Floor  
428 sq.ft.(39.7 sq.m)approx.

TOTAL FLOOR AREA: 971 sq.ft.(90.1 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.