



Beckets Square

Berkhamsted, Hertfordshire HP4 1BZ



Ideal family home, close to Bridgewater School.

Situated in an attractive cul-de-sac, close to Bridgewater School, this spacious four bedroom detached family home enjoys an excellent location, and offers generous, extended living space, perfect for modern family life.

The ground floor includes a bright kitchen/breakfast room, located to the side, which opens out to a delightful side garden. This peaceful space features a charming patio area, perfect for outdoor dining, and provides access to the garage via a side door.

On the opposite side of the home, the extended sitting room serves as a versatile and inviting space, ideal for relaxing with family or entertaining guests. Beyond, a private study offers a quiet retreat, making it an ideal space for working from home. Completing the ground floor is a guest cloakroom for added convenience.

Upstairs, the first floor hosts four well-proportioned bedrooms and two bathrooms. The principal suite includes built-in wardrobes and an en suite shower room, while offering lovely views over the rear garden and countryside in the distance.

Guide price: £800,000
Tenure: Freehold



The rear garden, accessible from the dining room, wraps around the house to the side garden, offering two distinct outdoor spaces to enjoy.

There is also plenty of parking provision, with a double garage and driveway.

This well-extended family home offers a perfect balance of space and functionality, both inside and out. With its generous living areas, modern conveniences, and peaceful outdoor spaces, it provides an excellent opportunity for those seeking a comfortable and versatile home in a desirable location..



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..

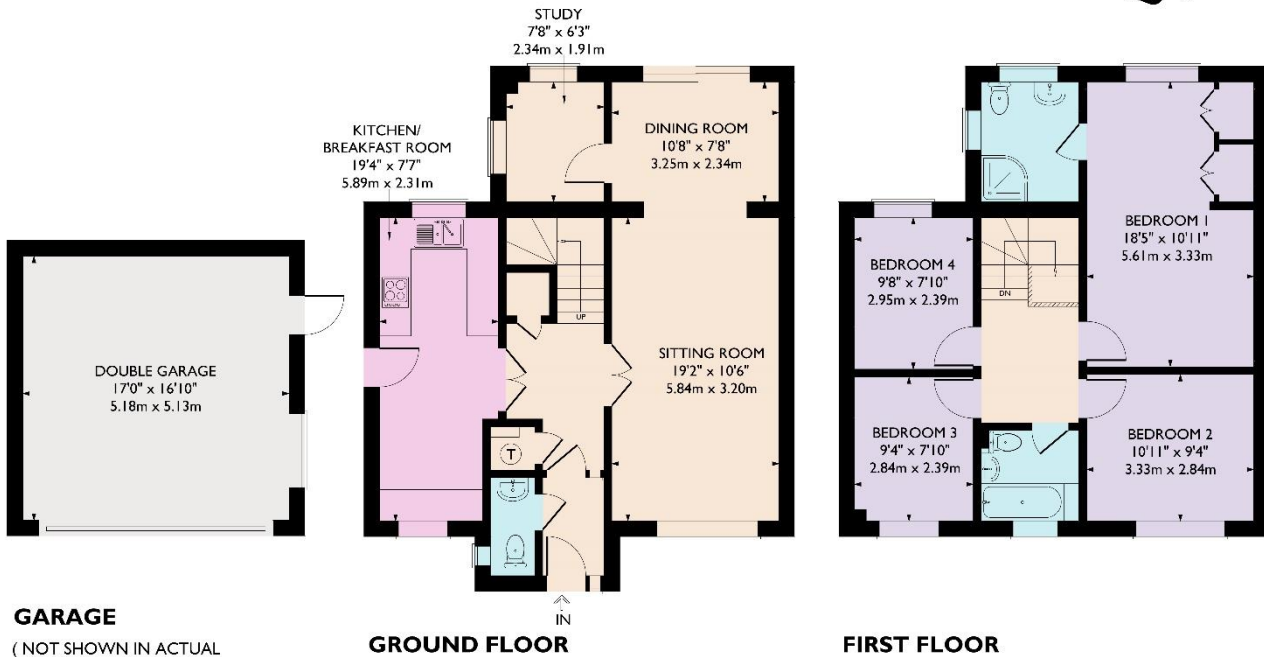


Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 1313 SQ FT / 122 SQ M
 GARAGE = 286 SQ FT / 27 SQ M
 TOTAL = 1599 SQ FT / 149 SQ M



GARAGE
 (NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

GROUND FLOOR

FIRST FLOOR

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: E

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