



## Edlyn Close

Berkhamsted, Hertfordshire HP4 3PQ



## Flexible family living, with room to grow.

Positioned towards the end of a quiet cul-de-sac, this well-proportioned two bedroom semi offers a generous layout, including a side extension that adds welcome versatility to the ground floor.

The extension accommodates a multifunctional space currently serving as a playroom and utility area, with doors opening out to both the front and rear of the property.

Internally, the house is well presented, with a calm and neutral decor throughout. The entrance hall leads into a full-depth sitting room which enjoys a dual-aspect to both front and rear. The modern kitchen flows through to the extended space - a practical area that supports family life, offering plenty of room for storage, play or laundry.

Upstairs, two well-sized double bedrooms include a main room at the front, which benefits from a pleasant outlook to countryside in the distance. A modern family bathroom completes the upper level.

**Guide price:** £435,000  
**Tenure:** Freehold





Outside, the rear garden extends to nearly 100ft and has been thoughtfully landscaped into a series of tiered zones. A lawned area near the house leads to a sociable barbecue space, followed by a further lawn and dedicated play area, ideal for family life. There is also a brick-built outbuilding providing useful storage.

At the front, a picket-fenced garden provides a pleasant approach, while off-street parking for two cars sits just in front.



## 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..

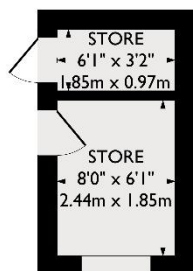


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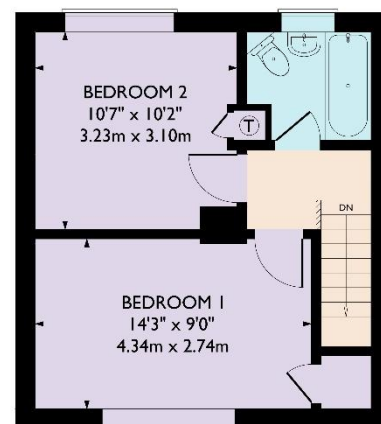
APPROXIMATE GROSS INTERNAL AREA = 814 SQ FT / 76 SQ M  
(EXCLUDING STORE)  
OUTBUILDING = 71 SQ FT / 7 SQ M  
TOTAL = 885 SQ FT / 82 SQ M



**OUTBUILDING**  
(NOT SHOWN IN ACTUAL  
LOCATION/ORIENTATION)



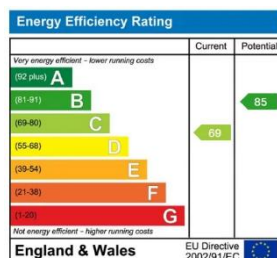
**GROUND FLOOR**



**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.



Council Tax Band: C

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