



11 Canal Court
Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

An immaculately presented four bedroom property which has been cleverly and stylishly designed to create a spacious and flexible home. Canal Court is an exclusive development of three houses built in 2016 and positioned in a quiet town location with views and access to the Grand Union Canal and within walking distance to the High Street and mainline station.

Ground Floor

- Entrance Hall
- Study / playroom
- Kitchen / dining / sitting room
- Utility room and separate cloakroom

First Floor

- Sitting room with views over the canal
- Master bedroom with ensuite bathroom
- Double bedroom
- Shower room

Second Floor

- Two double bedrooms
- Bathroom

Outside

- South-facing landscaped rear garden with access to canal towpath
- Driveway parking for two vehicles
- Garage
- Storage shed



Completed in 2016 as part of an exclusive development of just three homes, this contemporary and stylish home has been thoughtfully designed with care and attention to detail and high specifications. The spacious and welcoming entrance hall provides direct access to the main entertaining area, the kitchen / dining/ family room, with bi-fold doors which open to the terrace and garden beyond. This generously proportioned room is ideal for everyday family life; the kitchen has Neff integrated appliances and a breakfast bar ensuring a social element when cooking with family or guests, whilst the dining area adds an extension to this sociable space for larger numbers. There is ample space for a soft seating area next to the feature fireplace. Off the main entrance hall is the study which could also be used as a playroom. Completing the ground floor there is a cloakroom and a useful separate utility room. On the first floor the sitting room is generously proportioned and has delightful views across the canal. The master bedroom is an excellent size with ample storage space and has a stunning en-suite bathroom. There is a second double bedroom on this floor serviced by a stylish shower room. The second floor has two further double bedrooms and a bathroom. Outside the south facing garden has been beautifully landscaped, with gate onto the canal path providing easy pedestrian access to the town and station. The driveway provides parking for 2-3 cars and access to the integral garage.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.



There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: B

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area
 Ground Floor = 79.8 sq m / 859 sq ft
 First Floor = 75.1 sq m / 808 sq ft
 Second Floor = 49 sq m / 527 sq ft
 Total = 203.9 sq m / 2,194 sq ft

