



WILSON HEAL



Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



26 Loxley Road,  
Northchurch  
Berkhamsted  
Hertfordshire  
HP4 3PS

Offered to the market with no onward chain, this modern, well-presented one-bedroom ground floor apartment enjoys a bright, practical layout and occupies a convenient position within easy walking distance of Berkhamsted town centre and mainline railway station.

Recently redecorated throughout, the property is ideal for first-time buyers, downsizers, or investors, benefiting from excellent local amenities close by, including a Tesco convenience store, post office, and a range of sports and leisure facilities.

Guide Price: £180,000

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# WILSON HEAL

- No onward chain
- One-bedroom ground floor apartment
- Bright dual-aspect living room
- Recently redecorated and well presented throughout
- Double bedroom with fitted wardrobes
- Modern kitchen and bathroom
- Gas central heating
- Double glazing
- Communal gardens
- Convenient access to local amenities
- Walking distance to Berkhamsted station
- Ideal first-time purchase or investment opportunity
- 

Accessed via a **communal entrance**, the apartment's **welcoming entrance hall** provides access to all rooms.

The **spacious dual-aspect living room** is flooded with natural light, creating an attractive and comfortable living space. **The double bedroom** enjoys a pleasant aspect and benefits from a range of fitted wardrobes, providing excellent storage.

**The modern kitchen** is fitted with a range of base and eye-level units with roll-top work surfaces and offers ample space for appliances, including a cooker, fridge/freezer, and washing machine. A wall-mounted Viessmann gas central heating boiler is also located within the kitchen.

**The contemporary bathroom** features a white suite comprising a P-shaped bath with curved shower screen and wall-mounted shower, a wash hand basin set within a vanity unit, a concealed-cistern WC, and partially tiled walls.

**Outside** Residents enjoy access to well-maintained communal gardens and a convenient communal bin store.

**Location** The property is ideally situated within easy reach of a local parade of shops, including a Tesco convenience store and post office, together with a range of nearby leisure and sporting facilities. Berkhamsted mainline station, offering frequent and direct services into London, is within comfortable walking distance, making the property particularly appealing to commuters.



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**Service charge** was £396 for the period 1 April - 30 September 2026

**The lease term**

125 years from 29 September 2014.



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## Location Overview

**Berkhamsted** is one of Hertfordshire's most desirable market towns, situated approximately 30 miles northwest of Central London and offering excellent rail connectivity to London Euston. The town combines historic character, extensive green space, highly regarded schools, and a vibrant High Street, making it particularly attractive to families and commuters.

## Key Features

- Historic market town with a thriving town centre.
- Fast rail services to London Euston from Berkhamsted Station.
- Surrounded by the Chiltern countryside and nearby Ashridge Estate.
- Grand Union Canal running through the town, offering scenic walking and cycling routes.
- Renowned educational provision including both state and independent schools.
- Strong community atmosphere with independent cafés, restaurants, boutiques and traditional pubs.

## Historical Significance

Berkhamsted is steeped in English history and is home to the impressive remains of **Berkhamsted Castle**, a Norman motte-and-bailey fortress dating from the 11th century. The castle was a significant royal stronghold and was associated with notable historical figures including Thomas Becket, Richard Earl of Cornwall and the Black Prince.

Following the Norman Conquest, William the Conqueror received the submission of leading English nobles at Berkhamsted before his coronation, cementing the town's importance in medieval England.

## Lifestyle & Amenities

- A bustling High Street with national and independent retailers.
- A wide selection of restaurants, cafés and public houses.
- Leisure facilities, parks and sports clubs.
- Extensive countryside and canal-side walks.
- Convenient access to the M25, M1 and A41.



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## Nearby Attractions

- **Berkhamsted Castle** – medieval castle ruins and landscaped grounds.
- **Grand Union Canal** – waterside walks and cycling routes.
- **Ashridge Estate** – National Trust woodland, parkland and walking trails.
- **Chiltern Hills Area** – beautiful countryside and outdoor recreation.

## Why Buyers Choose Berkhamsted

Berkhamsted successfully blends historic charm with modern convenience, offering excellent transport links, outstanding local amenities, highly regarded schools and immediate access to attractive countryside. Its enduring popularity continues to make it one of Hertfordshire's premier residential locations.



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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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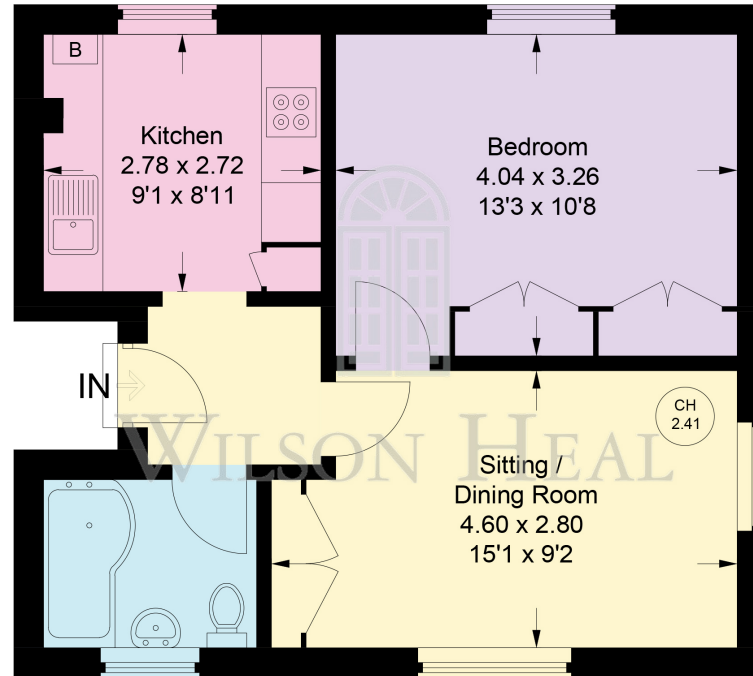
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### Loxley Road

Approximate Gross Internal Area = 41.5 sq m / 447 sq ft

CH  
2.41 = Ceiling Height



### Ground Floor

Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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