



North Road
Berkhamsted | Hertfordshire | HP4 3DX

FINE & COUNTRY



The Property

Situated in a peaceful location within the town yet within easy access to the High Street and mainline railway station, 24 North Road is a handsome Edwardian residence offering over 3,000 sq.ft of accommodation across three floors and off road parking.

Ground Floor

- Entrance hall
- Sitting room
- Dining room
- Study
- Gym/ Family room
- Kitchen breakfast room
- Pantry
- Utility room
- Cloakroom

First Floor

- Master bedroom with en-suite and dressing room
- Two double bedrooms
- Family bathroom

Second Floor & Outside

- Two double bedrooms both en-suite
- Off street parking
- Garden



A fantastic and sizeable family home with an abundance of character features and period charm, situated in the conservation area of the popular and desirable market town of Berkhamsted. The entrance hall leads through to the principal reception rooms. The sitting room is generously proportioned with an attractive open fireplace and bay window to the front aspect. The dining room is also well proportioned with parquet floor and an open fire, whilst the study is functional with ample fixed shelving and a view out to the rear aspect. The kitchen was designed and handmade by locally renowned Top Notch Design, with dual aspect windows and French doors leading out to the garden. The Gym is accessed either via the sitting room or study. Completing the ground floor there is a cloakroom, pantry and separate utility. On the first floor the master bedroom is wonderfully spacious with its own bathroom and separate dressing room. There are two further double bedrooms and a bathroom. On the second floor there are two double bedrooms both of which are en-suite. Outside the garden wraps around the main house to a westerly and southerly aspect ensuring ample sunlight. There is also off road parking for one vehicle.





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: D

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.

