



## Belton Road

Berkhamsted, Hertfordshire HP4 1DW



## Canalside haven.

This individual, characterful property is perfectly positioned along the tranquil waters of the Grand Union Canal, and seamlessly blends period features with modern comforts, offering a truly unique living experience in an idyllic setting.

The property benefits from having a choice of two entrances: one from the canal towpath, the other from Belton Road. Irrespective of which you choose, the flow of the house works incredibly well.

The heart of the home is a beautifully designed kitchen/dining room. This bright, open space is ideal for family meals and entertaining, with direct access to the family room. The family room, perfect for relaxation or informal gatherings, leads into a separate study, offering a quiet retreat for work or reading.

From the hallway, the generous sitting room beckons, complete with feature fireplace and log burner, perfect for unwinding in front of a warm fire. Adjacent to the sitting room, and accessible via a step down, is the light-filled garden room, which opens out to the rear garden.

**Offers Over:** £900,000  
**Tenure:** Freehold





Upstairs, the first floor comprises four generous bedrooms. The principal bedroom is a private haven, complete with its own en suite bathroom, while the remaining three bedrooms share a good size modern family bathroom.

Outside, the rear garden offers a private and secluded sanctuary, featuring a well-kept lawn, perfect for children's play or summer gatherings. A small patio area invites alfresco dining or relaxation, while the detached garage provides additional storage. Parking is also of little concern, thanks to the gated driveway which provides parking for three cars.

To the front of the property, a second garden enhances the home's charm, leading directly to the canal towpath. This peaceful spot is perfect for leisurely walks, with the calming waters and beautiful scenery providing a serene backdrop to everyday life.

This wonderful property offers the rare opportunity to enjoys a home that combines character and comfort, with a truly enchanting canalside location. And, being within walking distance of both the station and town centre, its convenient position only serves to further enhance the appeal.

## 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.



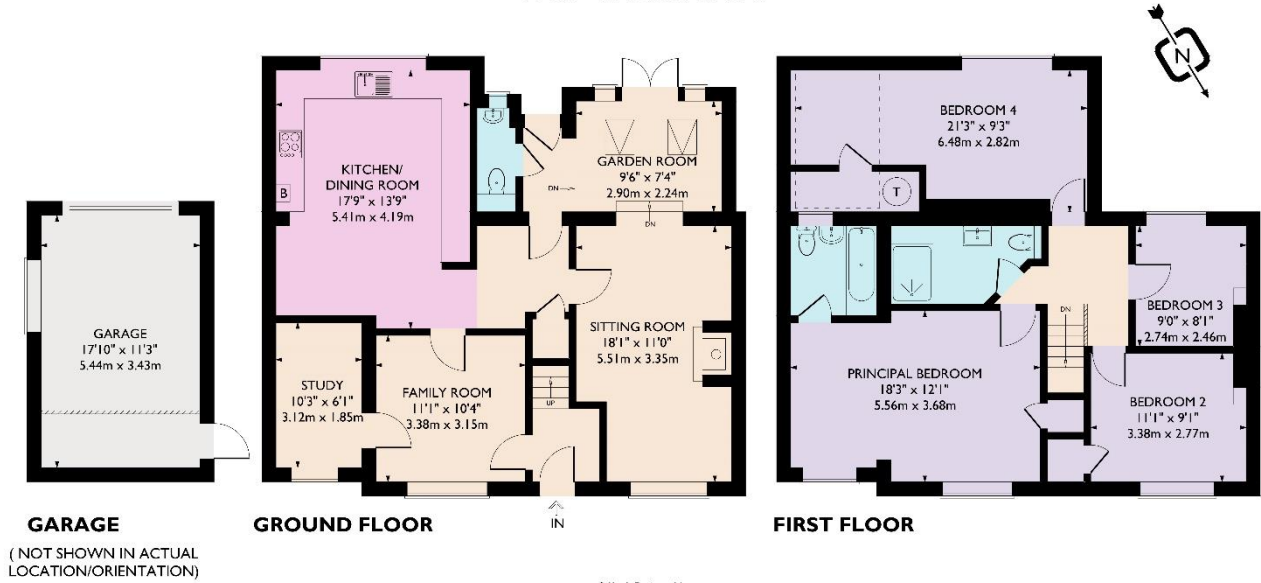
## Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

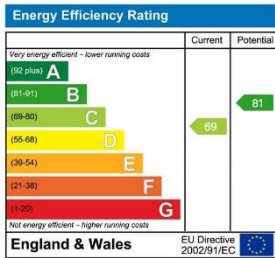
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APPROXIMATE GROSS INTERNAL AREA = 1683 SQ FT / 156 SQ M  
 GARAGE = 201 SQ FT / 19 SQ M  
 TOTAL = 1884 SQ FT / 175 SQ M

--- = REDUCED HEAD HEIGHT  
 (< 5 FT)



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: F

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