



## Careys Croft

Berkhamsted, Hertfordshire HP4 1SB



## Lateral living, lovingly maintained.

This charming two bedroom detached bungalow offers ideal lateral living space, perfectly suited for those seeking the ease of single-level accommodation.

The property is well presented, having been lovingly maintained by its current owner. Located just over a mile from the train station, it comes with a wide, elevated plot which enjoys a high degree of privacy, situated within a peaceful cul-de-sac.

Inside, the property features a spacious sitting room, together with a double glazed conservatory which adds further living space and provides a delightful view of the well-tended rear garden - a wonderful spot to enjoy throughout the seasons. Two double bedrooms offer comfort and versatility, while the family bathroom and the bright kitchen/breakfast room add to the home's functional charm. Externally, the bungalow benefits from a private driveway leading to a garage, ensuring convenient parking. The rear garden is laid to lawn and enclosed with fencing.

This well-cared-for home provides a perfect blend of tranquility and practicality, all within a desirable location.

**Guide price:** £695,000  
**Tenure:** Freehold



## 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.

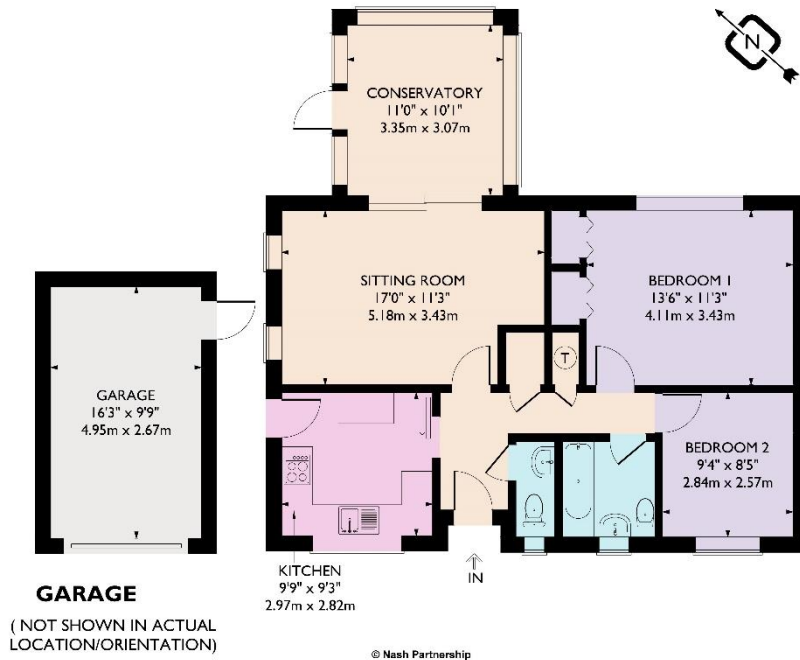
Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short 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.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 808 SQ FT / 75 SQ M  
 GARAGE = 158 SQ FT / 15 SQ M  
 TOTAL = 966 SQ FT / 90 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

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