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Berkhamsted
OFFERS IN EXCESS OF £550,000

Berkhamsted

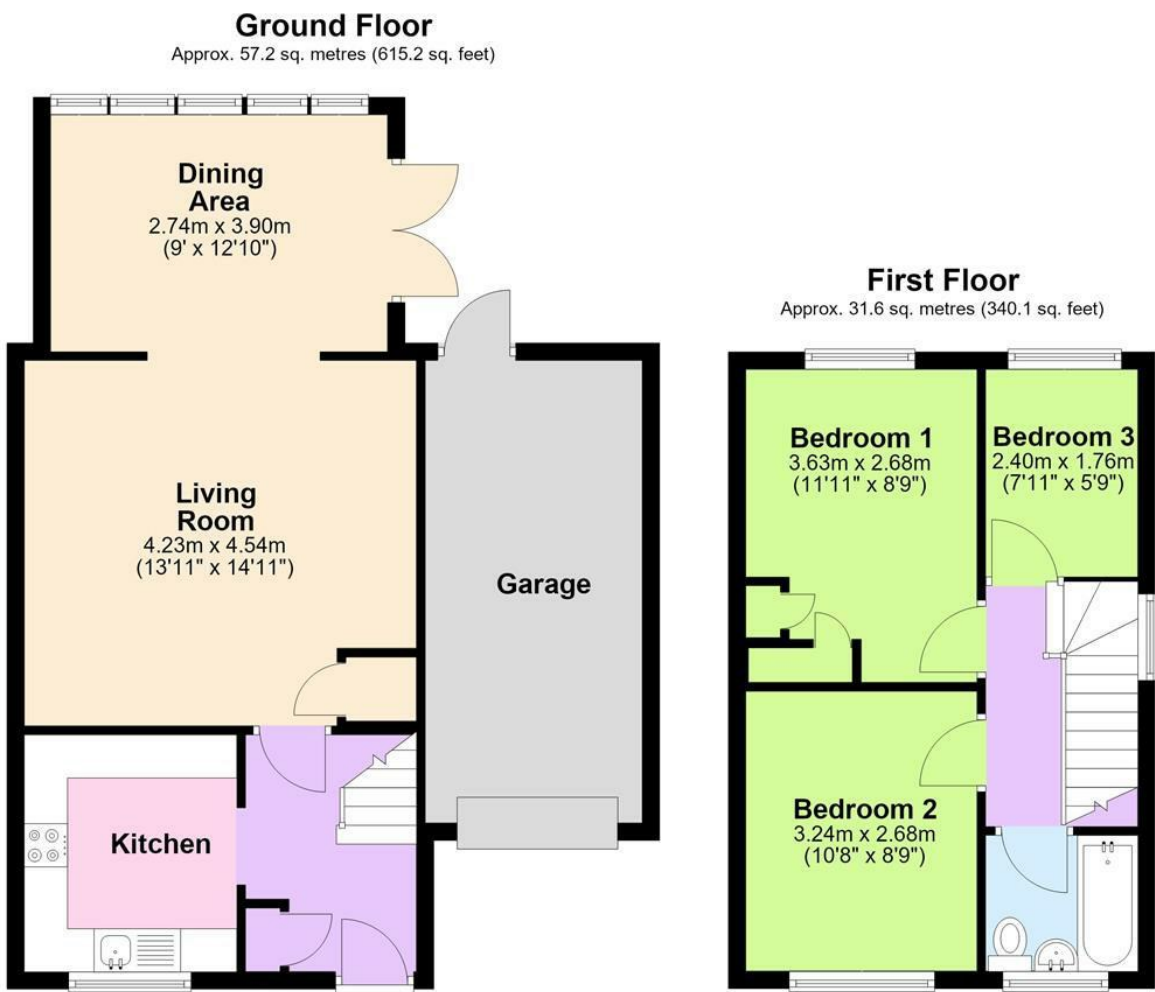
OFFERS IN EXCESS OF

£550,000

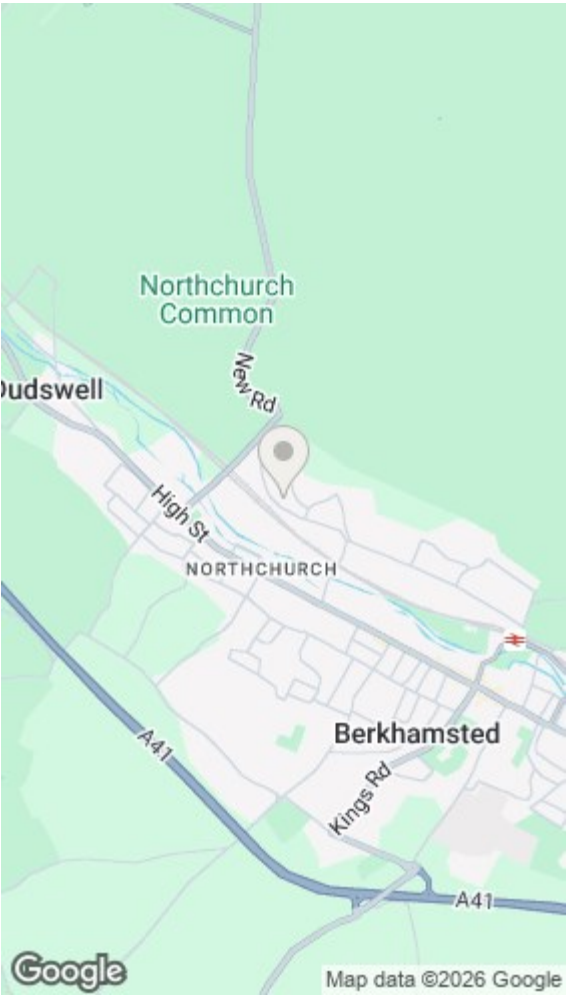
Offered for sale with a complete upper chain of just one property. We are delighted to offer for sale this immaculate semi detached family home in an end cul-de-sac position. The property boasts both a refitted kitchen and bathroom, living room with separate dining area, landscaped rear garden with two patio areas, driveway and garage.



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Total area: approx. 88.8 sq. metres (955.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales



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A well presented three bedroom home in the sought after market town of Berkhamsted.



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The Ground Floor
The front door opens to the entrance hall which has stairs rising to the first floor landing a door opening to the living room and to the kitchen which overlooks the front of the property and has views over the valley of Berkhamsted. The kitchen is comprehensively fitted with a range of high gloss base and eye level units with integrated fridge/freezer and space for range style oven and washing machine. The living room is positioned at the rear of the property and benefits from a floor to ceiling height under-stairs fitted cupboard which could be converted to a ground floor cloakroom if required. From here an opening leads directly to a dedicated dining area which is dual aspect with windows over-looking the garden and French doors opening to the patio area.

First Floor
The light and airy landing space has a window to the side and doors opening to all first floor accommodation. The principal bedroom is positioned at the rear and is fitted with a range of wardrobes and overhead storage cupboards. The third bedroom is also positioned at the front of the property while the second bedroom overlooking the front has far reaching views. The refitted bathroom has an 'L' shaped bath with shower unit and screen over alongside a vanity unit with basin inset and low level wc.

Outside
To the front of the property is a driveway providing parking for two cars and leading to the single garage with metal up and over door and courtesy door to the garden. There is a lawned area to the front which could also be converted to further parking if required. The rear garden has been landscaped with a flagstone patio area directly to the rear of the house leading up to the main portion of the garden which is laid to lawn and fully enclosed by a range of fencing. There is a second patio area to one rear corner which is positioned to capture the last rays of the sun in the summer months.

The Location
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Transport Links
Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Local Facilities
There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts. A rare and valuable additional benefit is access to Berkhamsted School's leisure facilities, including a gym, swimming pool and tennis courts, all conveniently located just around the corner.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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