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Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £750,000

Berkhamsted

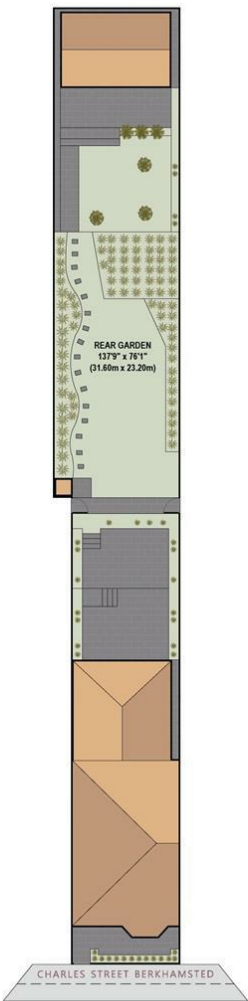
OFFERS IN EXCESS OF

£750,000

Sterling are delighted to present this wonderful character home to the open market. A stones throw from the town centre the property boasts a wonderful open plan kitchen/breakfast/dining/family room at the rear, a dedicated 'front room' three bedrooms & refitted bathroom. The Southerly facing garden also homes a garden cabin/office.

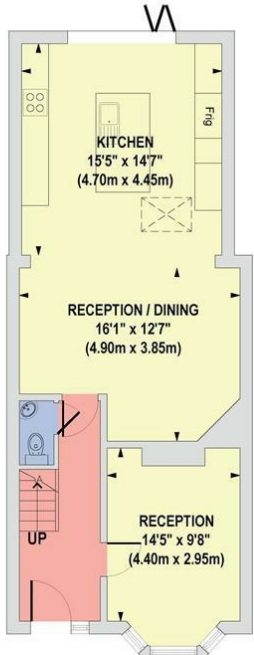


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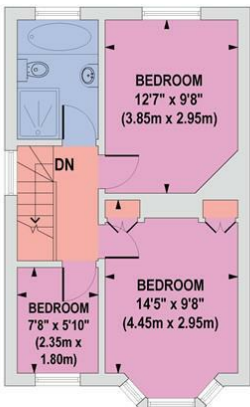


CHARLES STREET
BERKHAMSTED

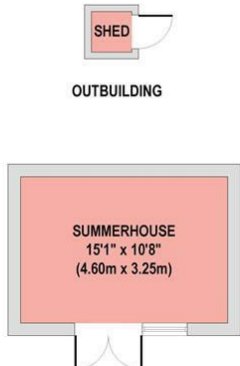
Approximate Gross Internal Floor Area
1246 sq. ft / 115.80 sq. m (Including Outbuilding)
1085 sq. ft / 100.84 sq. m (Excluding Outbuilding)



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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		EU Directive 2002/91/EC	







A stunning town centre period home with a modern twist and presented in wonderful decorative order.



Ground Floor

The property has already been extended and still offers scope for further enlargement (STNP) and now provides wonderful living accommodation including the centre piece of the home which is a stunning open plan kitchen with central island, family area and dedicated dining space. The open plan kitchen/living area is also further enhanced by a separate 'front room' which boasts an open grate fireplace and floor to ceiling bay window.

First Floor

Rising to the first floor there are three bedrooms, two of which are doubles and the third making an ideal study or nursery and a spacious bathroom which has the advantage of a four piece suite.

The Outside

Externally there is a 120 ft Southerly facing garden to the rear of the property which comprises a large patio area directly to the rear of the house leading to the main garden area which is laid to lawn and enclosed by fencing. Moving to the rear boundary of the garden is a raised bed with railway sleepers enclosing a kitchen garden and leading to an area laid to shingle with the timber framed garden cabin which has power and light and is fully insulated making an ideal home office, gym, treatment room, teenagers den or even a man cave!

The Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and gothic town hall remaining prominent features of the community. The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs, wine-bars and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and soon to open Prime steakhouse, there's something for everyone for every occasion.

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Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the Everyone Active centre under half a mile* from the property providing swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside

Education In The Area

A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many outstanding primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11-16) and co-educational teaching for boys and girls aged 3-18.

Travel Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4 miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

Agents Information For Buyers

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.



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