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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...

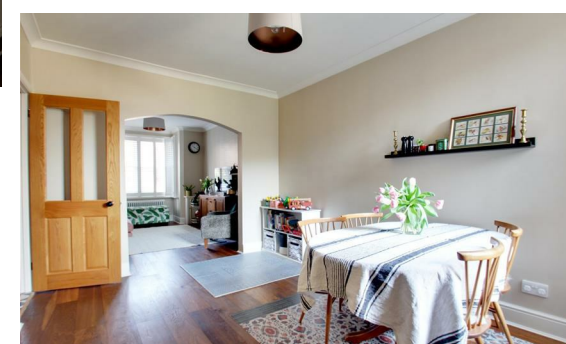


# Berkhamsted

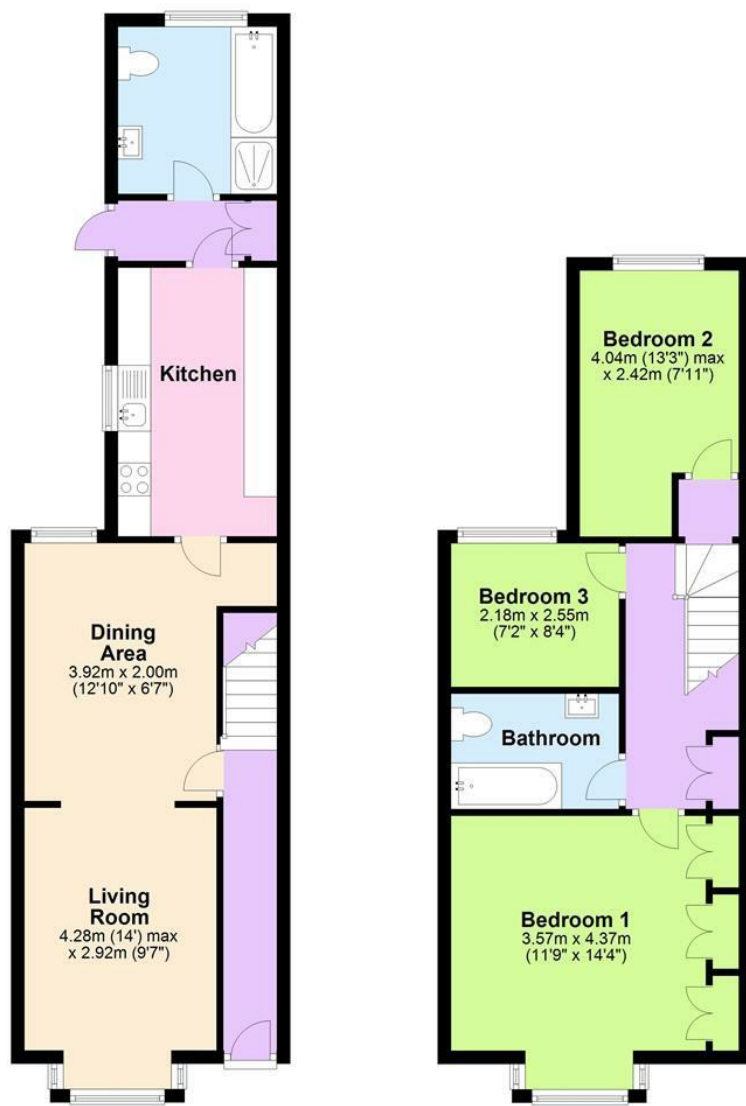
OFFERS IN EXCESS OF

£750,000

A stunning character villa in the heart of Berkhamsted Town close to amenities and the train station and boasting an extensive rear garden and scope to extend STNP.



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**Ground Floor**  
Approx. 49.4 sq. metres (531.4 sq. feet)

**First Floor**  
Approx. 44.7 sq. metres (480.7 sq. feet)

Total area: approx. 94.0 sq. metres (1012.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



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A well positioned period home offered to the market in first class decorative order.



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#### Ground Floor

A storm porch leads to the front door that opens into a light and airy tiled entrance hall, with a door opening to the principal reception room and stairs rising to the first floor. The main reception room has a bay window to the front aspect and engineered wood flooring. This open plan living and dining space is flooded with light with a second window to the rear aspect. From here a door opens into a fitted kitchen which has a range of base and eye level units finished off with a roll top work surface over. The second bathroom which has been fitted with a white four piece suite including separate bath and shower cubicle, is also positioned at the ground floor level.

#### First Floor

Rising to the first floor landing, doors open to all three bedrooms and to the family bathroom which has been refitted with a luxuriously appointed three piece suite, including independently operated shower unit with screen over the bath and fully tiled walls. The main bedroom is positioned at the front of the property with floor to ceiling fitted wardrobes and window shutters. The two remaining bedrooms overlook the rear garden.

#### Outside

An original quarry tiled pathway leads to the front door, with a small garden area laid with stones and planted with alpine plants and grasses. The rear garden is mainly laid to lawn and fully enclosed by fencing with mature herbaceous borders to both sides. At the rear boundary there is a timber framed summer house, a fruit and vegetable patch, and an extensive patio area laid to limestone, making it an ideal place for al fresco dining 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.

#### 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. Swing Gate Lane Primary and Thomas Coram middle are on your doorstep! 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.

#### 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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