sterling S
select homes

5 3 3 B

Berkhamsted

OFFERS IN EXCESS OF £1,500,000

Temptation comes in many forms...

sterling S
select homes

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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Berkhamsted

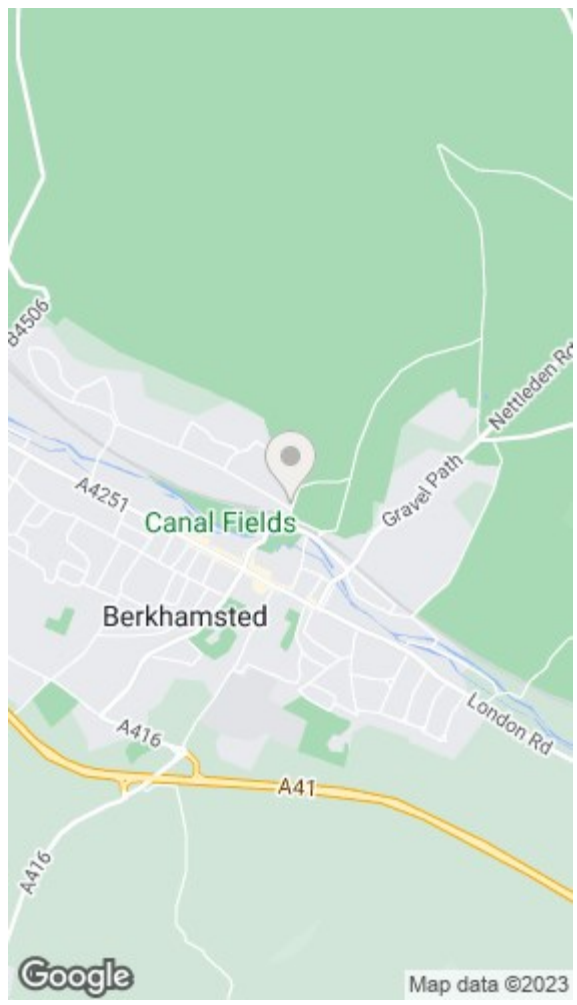
OFFERS IN EXCESS OF

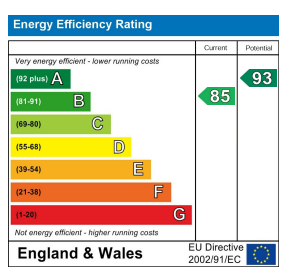
£1,500,000

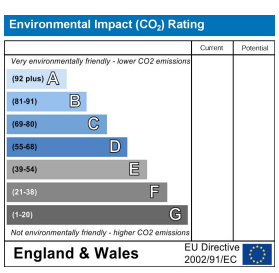
Possibly located in one of the best positions in Berkhamsted opposite the historic Castle and within a stones throw of the station and vibrant High Street. An extended detached home over 2500 sq ft and position on a corner plot with fabulous open plan kitchen/dining/family room and a large basement which offers scope for a multitude of uses!

www.sterlinghomes.co.uk

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



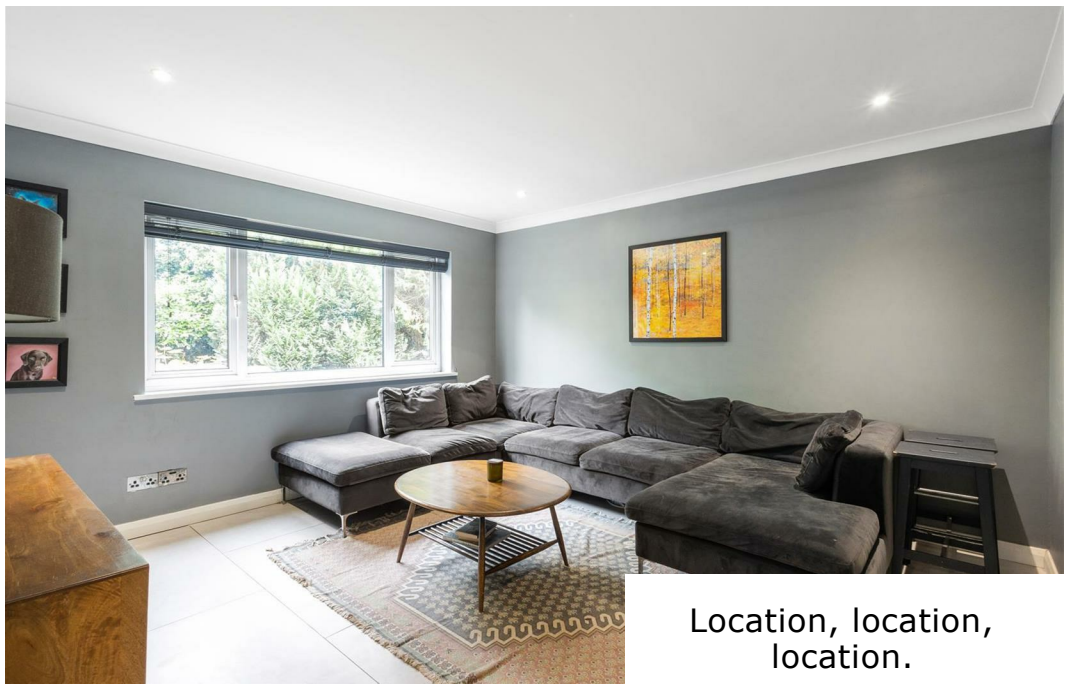


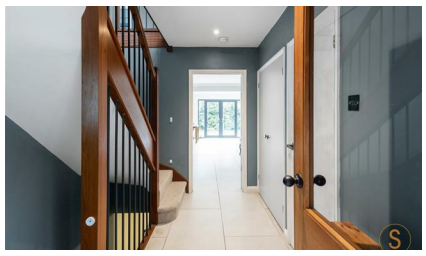


sterling S select homes

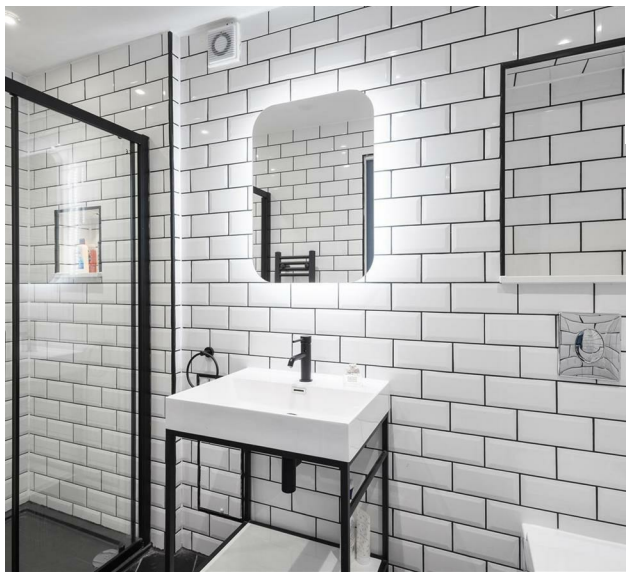
www.sterlinghomes.co.uk

www.sterlinghomes.co.uk





Location, location, location.



www.sterlinghomes.co.uk

Ground Floor & Basement
A really generous entrance porch invites you into the property with door opening to a spacious entrance hall which has stairs descending to the basement room with scope to be converted into a gym or would make an ideal media room. There are stairs rising to the first floor landing and door opening to the cloaks cupboard. Directly to the right hand side is a ground floor cloakroom which is fitted with a two piece suite comprising low level wc and wash basin. Moving through the entrance hall a door to the left hand side opens to a dedicated living room. At the rear of the ground floor is a magnificent open plan kitchen/dining/family room which is of excellent proportions. The matt black kitchen is fitted with a range of base and eye level units finished with a quartz worktop and central island breakfast bar. There are a range of integrated appliances in addition. Three sets of French doors and windows to either side aspect allow natural light to flood this space. The kitchen is further complimented by a large utility room which has a range of complimentary matt black units and space for washing machine and tumble drier along with a door opening to the side. A ground floor fifth bedroom with ensuite shower room completes this level.

First Floor
A first floor landing has doors opening to all four first floor bedrooms and to the family bathroom which is fitted with a white three piece suite including panelled bath with shower attachment, low level wc and wash basin. The main bedroom has a host of fitted cupboards and an ensuite bathroom fitted with a five piece suite to include a separate bath and shower cubicle. The main bedroom also boasts lovely views over the Castle grounds to the front. Bedrooms two and three also have fitted wardrobes while bedrooms four benefits from dual aspect windows to the rear and side.

Outside
A retaining brick wall and high level hedging provide the front of the property with exceptional privacy. An opening leads to a large 'L' shaped driveway providing ample off road parking. A pedestrian gate opens to the rear garden which, being on a corner plot, is also 'L shaped wrapping around the rear and side of the property and is mainly laid to lawn. There are mature specimen trees and boarders to both the rear and side boundaries and a large raised decked area directly to the rear of the property and making the ideal outside entertaining space.

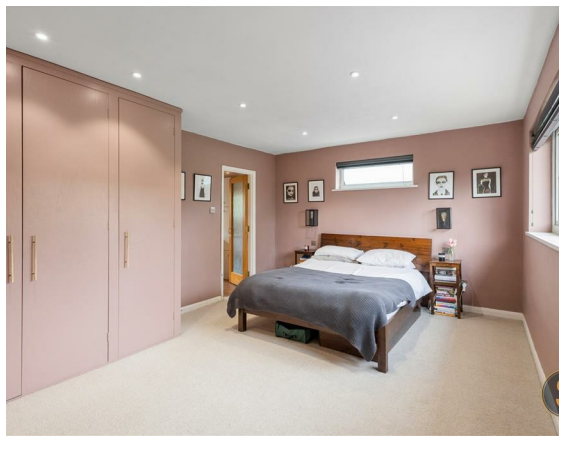
The Location
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

Education In The Area
Education is highly valued in Berkhamsted, with prestigious schools that provide exceptional learning opportunities for all ages alongside the range of primary and junior schools and Ashlyns secondary school. For the performers there is Tring Park Performing Arts School only 10 minutes away which is world renowed.

Transport Links
Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

Agents Information For Buyers
Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



www.sterlinghomes.co.uk