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and let's see if we can **tempt** you!
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you to **sell** or let your **property**?
Is there a **price** that would **tempt**

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Berkhamsted

PRICE GUIDE £600,000

Berkhamsted

PRICE GUIDE

£600,000

A wonderful chance to purchase a 3 bedroom semi detached property in the heart of Berkhamsted with excellent scope to extend (STNP) and boasting a rear garden approaching 100ft in length.



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Total area: approx. 89.5 sq. metres (963.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	
(69-80) C		72	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			



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A wonderful property with stunning views from the rear and excellent scope to extend STNP.



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Leisure & Education

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.

Nearby Facilities

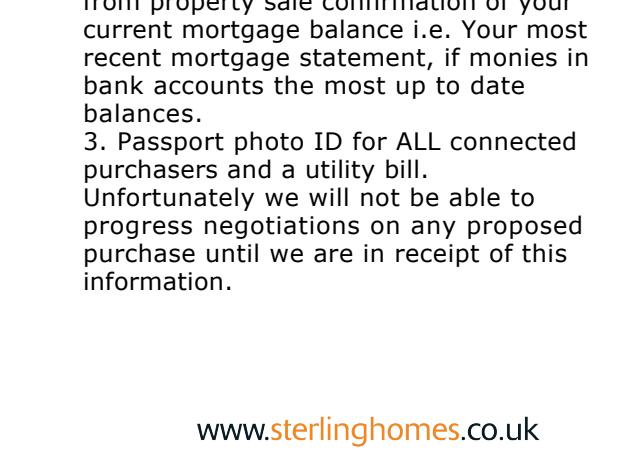
Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

Agents Information For Buyers

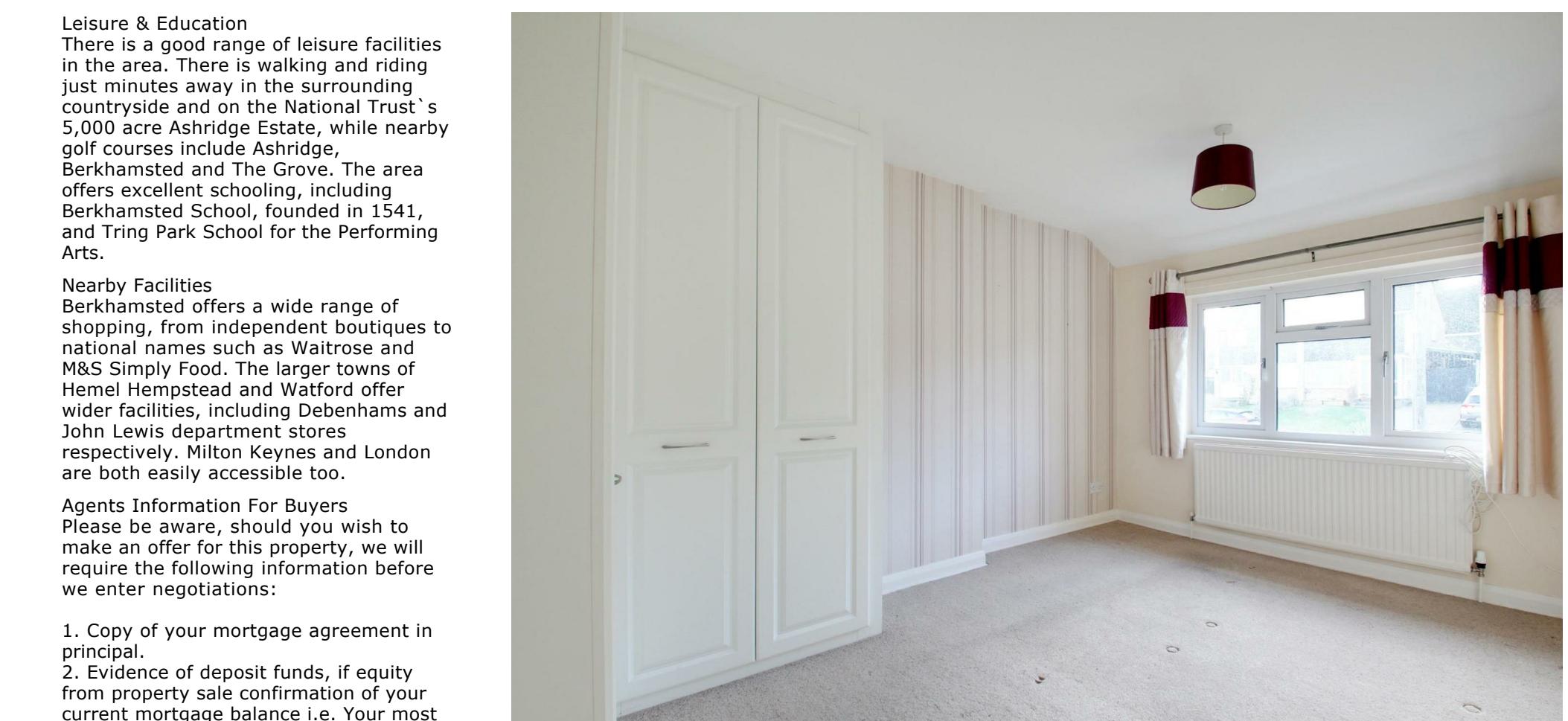
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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The Property
A very well presented three bedroom semi-detached family home offering excellent accommodation together with a lovely 100ft rear garden, close to local schools situated in the sought after Hillside Gardens and Cedar Road area. This unique property also comes with huge potential to extend as many others on the street have done, subject to obtaining the necessary planning consent.

Downstairs, the property includes two adjoining reception rooms and a modern kitchen. Upstairs, there are three bedrooms, all of which benefit from fitted wardrobes, plus a large family bathroom.

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.