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# Temptation comes in many forms...



# Berkhamsted

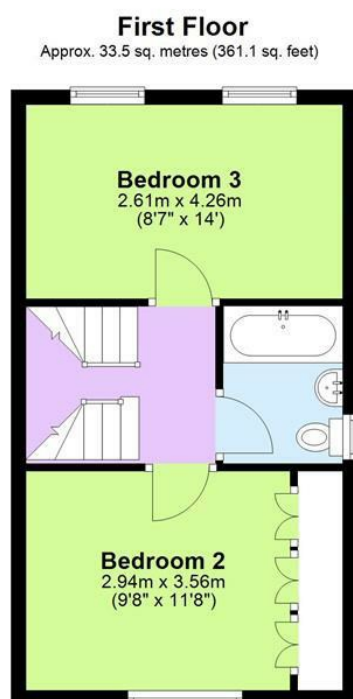
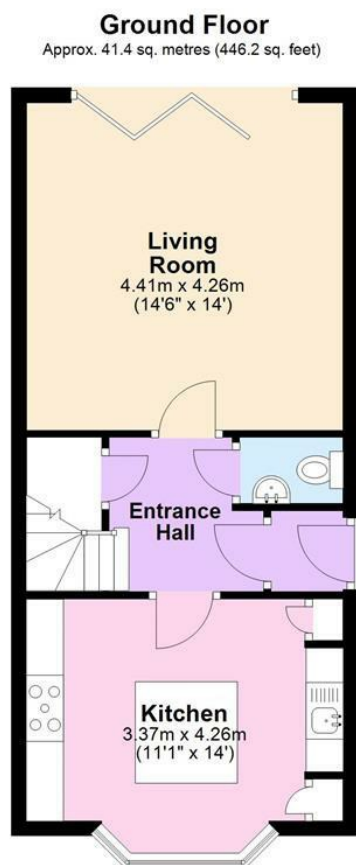
## PRICE GUIDE

£700,000

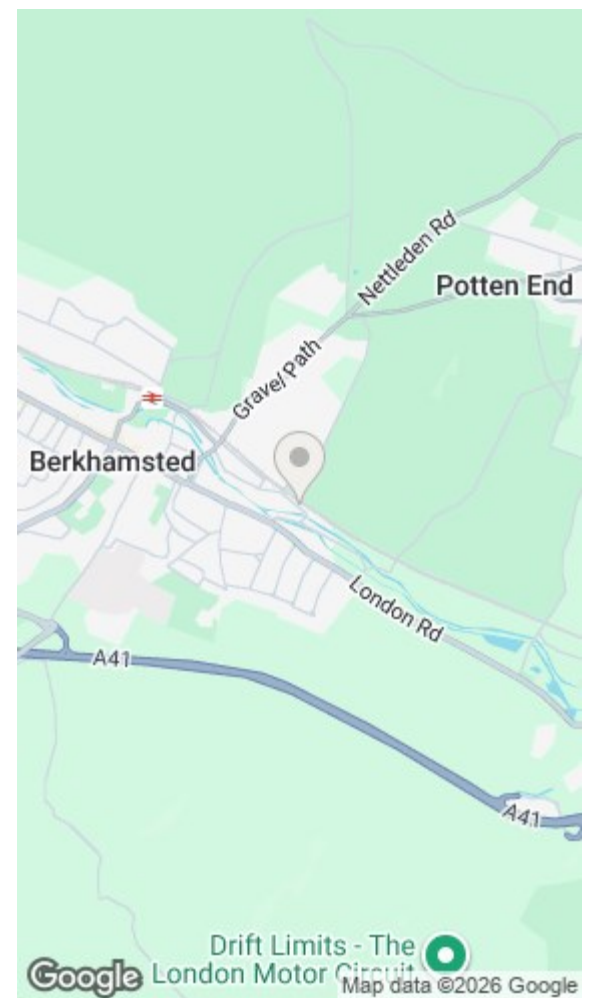
A spacious and flexible semi detached family home in a peaceful location yet only 10 minutes walk into central Berkhamsted with its bustling high street and mainline train station. The property has a spacious 'eat-in' kitchen and living room opening to the garden with three double bedrooms and two bathrooms over the first and second floor. Viewing essential.



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Total area: approx. 109.2 sq. metres (1175.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	89		

Energy Efficiency Rating: 79 (Current), 89 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: A (Current), B (Potential)

England & Wales EU Directive 2002/91/EC





A well presented and spacious three double bedroom home with two refitted bathrooms and eat-in kitchen.



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#### Ground Floor

The front door opens to an entrance porch which leads to the inner hallway which has stairs rising to the first floor and doors opening to the ground floor accommodation. The 'eat-in' kitchen has a bay window to the front and has been lovingly refitted with a high quality range of base and eye level units with central island breakfast bar. To one wall is space for a range stove oven with wall mounted extractor hood over. To the opposite wall is a Belfast sink. Moving towards the rear of the property is a wonderfully proportioned living/dining room which has bi-folding doors opening to the private rear garden. A ground floor cloakroom completes this level.

#### First Floor

The landing on the first floor has a second set of stairs rising to the upper level. There are two extensive double bedrooms at this level. The main bedroom overlooks the front of the property and has a wall of fitted wardrobes providing ample hanging and storage space while the second bedroom overlooks the rear with two windows. At this level is the family bathroom which has been refitted with a lovely white three piece suite including a panelled bath, wc and wash basin.

#### Second Floor

The second floor landing area is spacious enough to be used as a home office space and has doors opening to the third double bedroom and to a lovely refitted shower room. There are Velux windows to the front and rear and ample eaves storage.

#### Outside

To the front of the property is a good sized lawned garden which could be converted to further driveway parking if required. A block paved driveway extends from the front boundary to the side of the property where a pedestrian gate opens to the side of the property where there is enough space for a timber framed garden shed and extends to the rear of the property where the block paving extends to the rear of the house. The main portion of the garden is laid to lawn and there is a raised timber deck and several herbaceous borders. Fully enclosed the garden is exceptionally private.

#### 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.

#### Commuting 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.

#### The Area

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.

#### 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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