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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

£1,000,000

An impressive and spacious canalside period property approaching 1,800 sq ft, offering versatile accommodation over four floors, and a beautiful south-facing garden with views across the pretty market town of Berkhamsted. In a highly sought-after location, the town centre and mainline station are within just a few minutes walk.



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## Station Road, HP4

Approximate Area = 1702 sq ft / 158.1 sq m

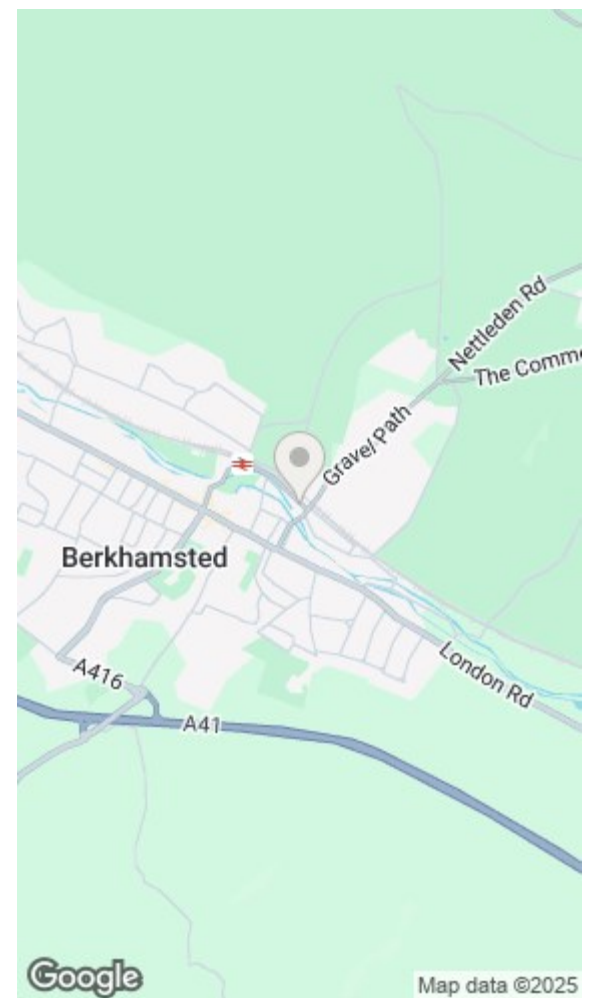
Limited Use Area(s) = 51 sq ft / 4.7 sq m

Total = 1753 sq ft / 162.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nitchcom 2025. Produced for Sterling Homes. REF: 1256054



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 <sub>2</sub> emissions	
67	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A spectacular property with an architecturally inspired extension and high specification renovation all within minutes walk from the High Street & Station.



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#### Lower Ground Floor

The lower ground floor of this spacious family home includes a dining room and family room opening through to a stylish, vaulted kitchen/breakfast room at the rear. Skylights allow natural light to flood in, whilst bifold doors open to the garden to create a superb indoor/outdoor entertaining space. A modern shower room, accessed via a lobby area, completes the accommodation on this floor.

#### Ground Floor

The ground floor comprises a further reception to the front, and a double bedroom to the rear. Either or both could serve very well as an office(s).

#### First & Second Floor

A further two double bedrooms and the family bathroom are located on the first floor. The second floor houses the characterful master bedroom with contemporary ensuite shower and spectacular views.

#### Outside

Outside, the good-sized Southerly facing garden at the rear features a large attractive terrace stepping down to an area of lawn. A gate allows direct access to the canal towpath. There is a small paved garden to the front, along with side access through to the rear lobby.

#### 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.

#### 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.



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