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you to **sell** or **let** your property?  
Contact us for a **free valuation**  
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# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN EXCESS OF £750,000



# Berkhamsted

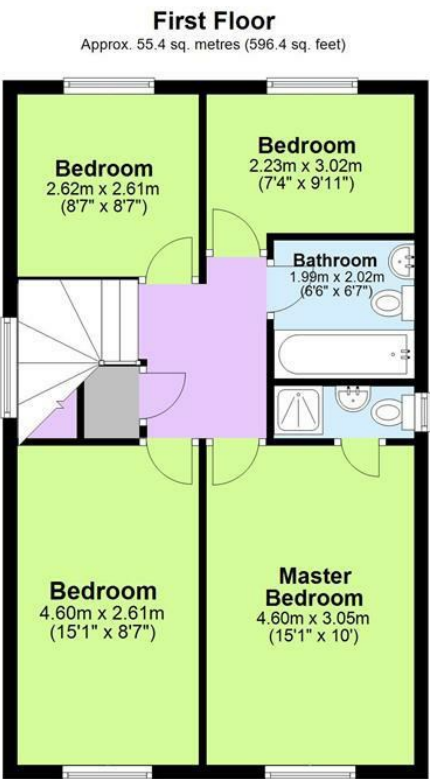
OFFERS IN EXCESS OF

£750,000

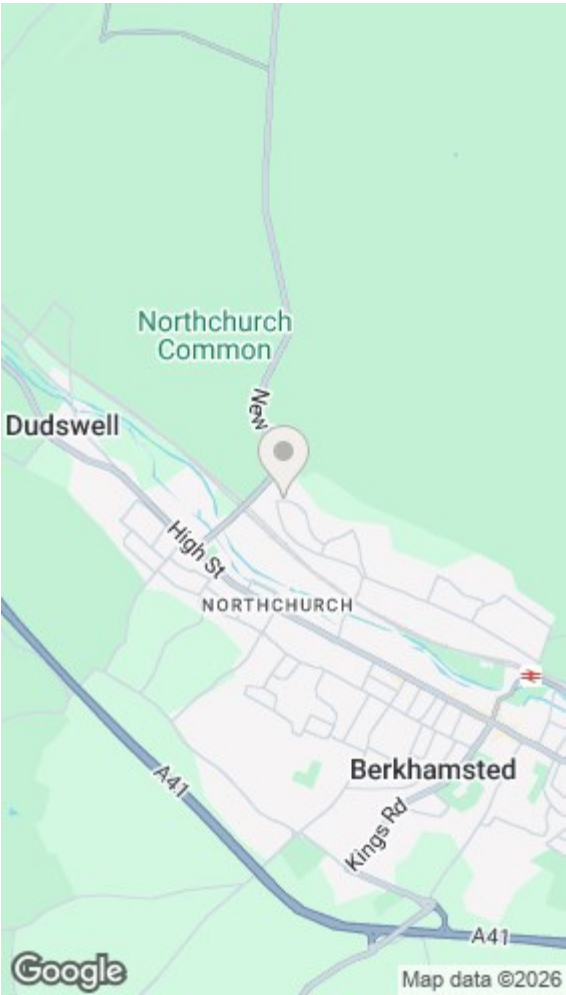
Located in a cul-de-sac position within easy striking distance of Bridgewater school the station and High Street. A flexible and extended 5 bedroom detached family home on a good size plot with driveway and garage to the front. Early enquiries essential.



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Total area: approx. 141.9 sq. metres (1527.6 sq. feet)



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









A very well priced 4/5 bedroom detached property in good decorative order.



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#### Ground Floor

A storm porch leads to the front door, which opens into a welcoming entrance hall. To the left, a door opens into a dedicated dining room overlooking the front of the property. On the right, another door leads to a well-appointed kitchen, also front-facing, featuring a range of base and eye-level units and a door providing access to the side of the house. Continuing through the entrance hall, stairs rise to the first floor, and a door opens to a useful ground floor cloakroom. Straight ahead, double doors lead into a generously proportioned living room. This spacious area benefits from further double doors opening into a conservatory, which provides access to a versatile fifth bedroom/family room/office space. From here, a courtesy door leads into the garage, and another door opens to the rear garden.

#### First Floor

The landing area on the first floor has doors opening to the remaining four bedrooms and to the family bathroom which has been fitted with an off white four piece suite to include a panelled bath with shower attachment, low level wc and wash basin. Two of the bedrooms overlook the front with the principal bedroom boasting an ensuite shower room.

#### Outside

To the front of the property, a hardstanding driveway provides parking for several vehicles and leads to the garage, which is fitted with a wooden up-and-over door. The front garden is of a good size, featuring mature planted beds and a specimen tree that offers a pleasant degree of privacy. A flagstone pathway leads to the front door, enhancing the approach to the property. A pedestrian gate to the side provides access to the rear garden, where a shingled area lies directly behind the house. From here, the garden extends into a generous lawn bordered by mature herbaceous beds and specimen trees. The boundaries are enclosed by fencing, creating a private and well-established outdoor space.

#### The Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

#### 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.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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. 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, completed AML checks and proof of funds.

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