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# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN EXCESS OF £850,000

# Berkhamsted

OFFERS IN EXCESS OF

£850,000

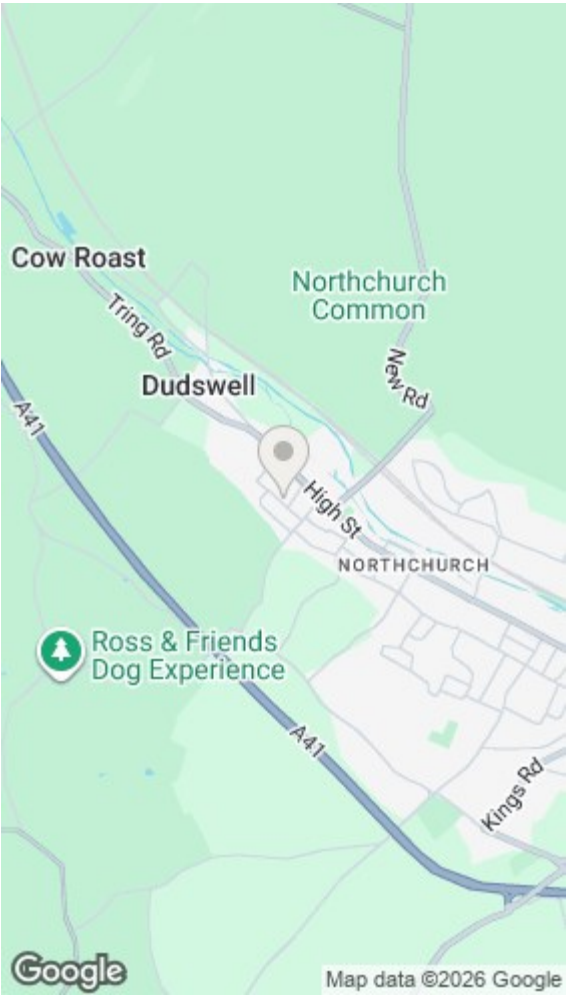
Approaching 1900 sq ft in total, offering exceptionally flexible accommodation over two floors and positioned on a premier residential road. This four bedroom detached family home, with stunning views to the rear has the added advantage of an exceptional garden cabin, measuring in excess of 21 ft fitted with an ensuite shower room and kitchenette.



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## Covert Road, Northchurch, Berkhamsted, HP4

Approximate Area = 1626 sq ft / 151 sq m  
Outbuilding = 234 sq ft / 21.7 sq m  
Total = 1860 sq ft / 172.7 sq m  
For identification only - Not to scale



| 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) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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 rare chance to purchase an exceptionally flexible family home in a prime position.



#### Living Accommodation

This detached property is very versatile, offering four double bedrooms with two receptions rooms, of which one is currently being used by the owners as a fifth bedroom, a large open plan kitchen/dining room overlooking the rear garden, fitted with a comprehensive range of base and eye level units. From here a door opens to a utility/boot room which also has a door opening to the side, making it the perfect space for wet dogs to dry off or for the children to decamp from their muddy football boots! There is a dedicated living room off the dining area, leading through to the entrance hall, where the inner hall has stairs rising to the first floor.

#### Bedrooms & Bathrooms

At ground floor level there are two double bedrooms, one overlooking the front garden and one with a window to the side with a separate shower room located between the two. Moving to the first floor there are two remaining double bedrooms, the master has an ensuite bathroom with separate shower cubicle, roll top bath and two windows to the side. The family bathroom is located off the landing with a roll top bath and Velux window to the front. Both bedrooms overlook the rear of the property and provide simply stunning elevated views up and over the valley, towards the Ashridge woodlands.

#### Garden Cabin, Gardens & Driveway

To the front of the property is a low level brick wall with an opening to a block paved driveway providing parking for at least 2 cars. Directly to the front is a garden area laid to lawn with a mature boarder to one side. Moving down the driveway to the side of the property a door opens to the utility room and a pedestrian gate opens to the rear garden. Directly to the rear of the house from the French doors of the dining area, is a raised timber deck with a pergola over. The main portion of the garden is laid to lawn and fully enclosed by fencing. Steps lead to the detached garden cabin, which is fully insulated with power, light, kitchenette area and boasting an ensuite shower room, making this an ideal home office or the perfect space for your teenager/friends to hang out, keeping the noise out of the main house while you enjoy the peace and quiet!

#### The Location

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and just two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for, including a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop.

#### 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.

#### Transport Links

Nearby Berkhamsted 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.

#### 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.

