

www.sterlinghomes.co.uk

01923 270 666

Kings Langley & Watford:

01442 822 210

Properly Management

01442 879 996

& Country Homes:

01442 828 222

Tring, Wendover,

Aylesbury & Villages:

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

in many forms...
temptation comes



Sterling
select homes



sterling 
select homes



Berkhamsted

OFFERS IN EXCESS OF £475,000

Berkhamsted

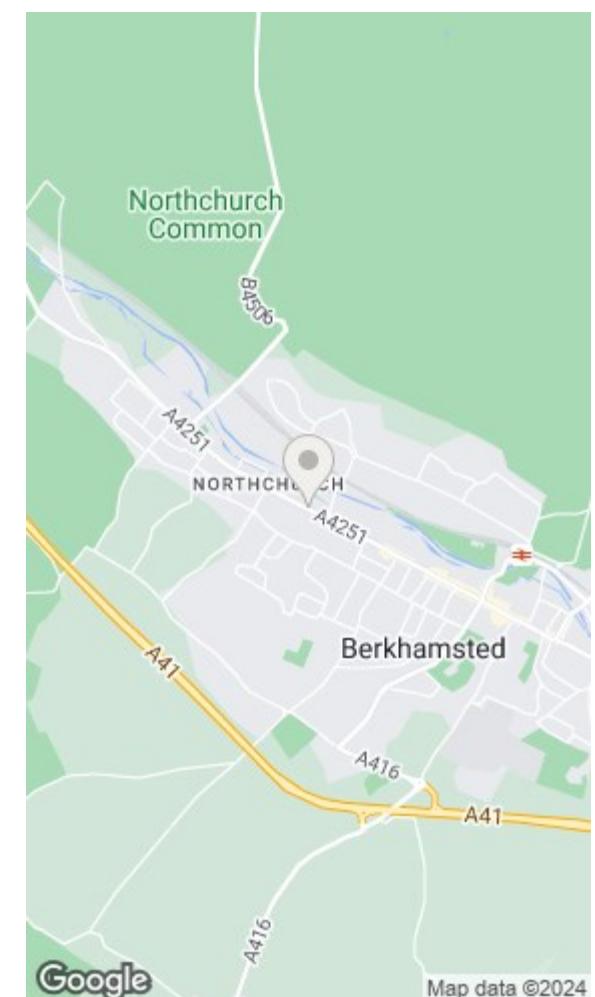
OFFERS IN EXCESS OF

£475,000

Ready to move into! A new build home in a wonderful mews setting finished to a high specification with driveway parking for two cars to the front, private rear garden, three bedrooms and two bathrooms. Call now to organise your internal inspection.



www.sterlinghomes.co.uk

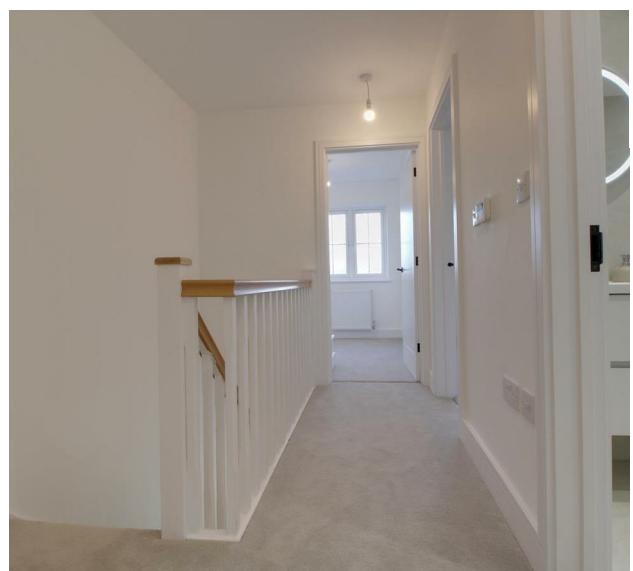


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating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





A well insulated home with great eco credentials to include underfloor heating to the ground floor, high pressure water tank with heating and hot water run by an air source heat pump!



www.sterlinghomes.co.uk

Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

Transport Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4 miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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

Disclaimer

The internal photography use for descriptive purposes is of Plot 1 Montague Mews, however, this is a fair representation of the final specifications and finishes of all plots available to purchase.

Ground Floor

A spacious entrance porch has stairs rising to the first floor and a useful utility cupboard housing the washer/drier. From here a door opens to a ground floor cloakroom which is fitted with a floating effect vanity unit with recessed sink and low level wc. The kitchen has been fitted with a high end range of 'Schmidt' base and eye level units finished with a solid stone worktop over and integrated appliances to include induction hob, electric oven and microwave, fridge/freezer and dishwasher. The whole rear of the ground floor is dominated by a really generously proportioned living/dining room which has bi-folding doors opening to the rear garden.

First Floor

A good size landing area has an airing cupboard housing the high pressurised hot water cylinder, hatch to loft space and doors opening to all three bedrooms and to the luxuriously appointed main bathroom which is fitted with a white three piece suite including a panelled bath with wall mounted independently operated shower unit and screen over. The principal bedroom is positioned at the rear of the house with two windows overlooking the garden and door opening to an ensuite shower room.

Outside

To the front of the property is a private block paved driveway providing parking for two cars. The rear garden has a sandstone patio directly to the rear of the house leading to the main portion of the garden which is laid to lawn. A rear gate leads to a pathway which runs to the front of the property.

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. A stones throw from the property is the High Street which 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.



www.sterlinghomes.co.uk