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Temptation comes in many forms...



Berkhamsted

OFFERS OVER £750,000

Berkhamsted

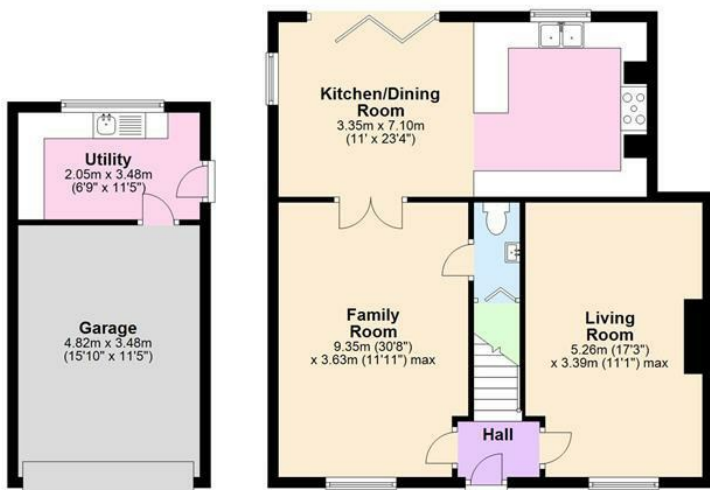
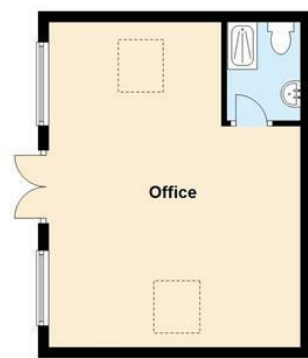
OFFERS OVER

£750,000

Located in a stunning no through road position on the edge of Whipsnade Golf Club with excellent scope to extend (STNP) and boasting an exceptionally private rear garden with the benefit of a large garden cabin with ensuite bathroom which could be used for a variety of uses. ****CHAIN FREE****



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Ground Floor
Approx. 127.9 sq. metres (1376.4 sq. feet)



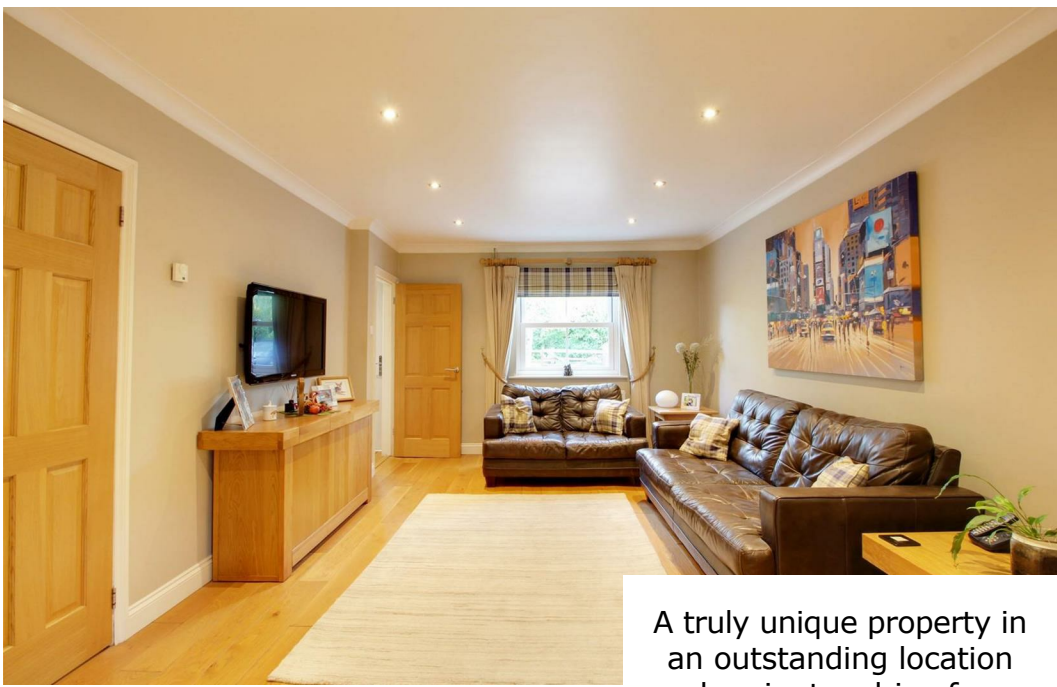
First Floor
Approx. 59.7 sq. metres (642.5 sq. feet)

Total area: approx. 187.6 sq. metres (2019.0 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	83	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A truly unique property in an outstanding location only minutes drive from Berkhamsted town.



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Ground Floor

A front door opens to an entrance hall which has stairs rising to the first floor landing and doors to either side opening to both principal reception rooms. To the right hand side a door opens to the principal reception room which has a window to the front and a cast iron wood burning stove. To the left hand side of the entrance hall a door opens to a family room which has a double door opening to a wonderful open plan kitchen diner. It is long believed that the kitchen is the heart of a home and the kitchen/diner of this property is ideally placed with dual aspect natural light by means of a window to the side and rear in addition to the bi-folding doors opening to the rear garden.

First Floor

The first floor landing has doors opening to all four bedrooms and to the family shower room. Two of the bedrooms overlook the front, one to the side and the fourth to the rear. Three of the bedrooms boast fitted wardrobes and cupboards while the principal bedroom offers the advantage of an ensuite shower room.

Outside

Without a doubt the outside of this wonderful home is a superb feature. A five bar gate opens to a private driveway to the front of the house providing ample parking and leading to a one and a half width garage with electric up and over door, power and light. A pedestrian door from the rear section of the garage opens to a utility room which is the ideal space for muddy dogs to dry off. The utility room has a door opening to the rear garden, a window to the rear and is fitted with a range of base and eye level units with a work top over. The rear garden is laid to lawn with a good size flagstone patio directly to the rear of the house. There are mature beds and borders to both side and rear boundaries with gated access opening directly to the woodland at the rear. A shingle pathway leads to the rear and to the large timber framed cabin which has Velux windows to the roof and a window to the side looking back towards the property. There is an ensuite shower room with wc and wash basin making this potentially a detached annex, home office or gym.

On the borders of Dagnall & Whipsnade Nestled in North Dagnall, this residence enjoys a serene location, away from the bustling city life, while still providing convenient access to essential amenities. The nearby area offers picturesque walks, enchanting villages, and excellent transportation links, making it an ideal location for those seeking a harmonious balance between tranquillity and accessibility.

With the picturesque village of Whipsnade on your doorstep, which is located in the beautiful South Bedfordshire countryside, on the eastern edge of the Chiltern Hills. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, The Tree Cathedral and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Harpenden. Whipsnade is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted and Harpenden or Luton Parkway, which take under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

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 principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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