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Berkhamsted

OFFERS IN EXCESS OF £1,300,000

Berkhamsted

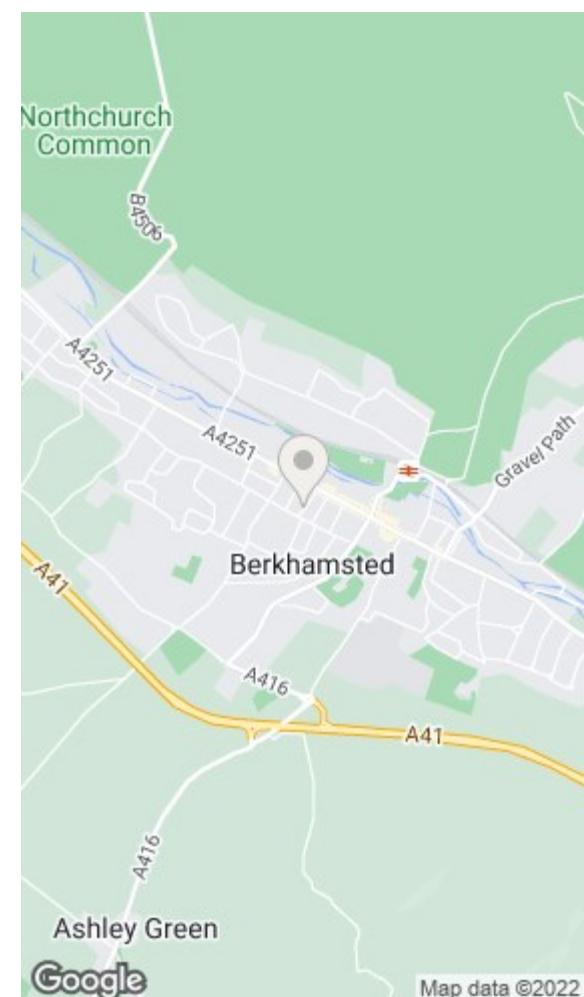
OFFERS IN EXCESS OF

£1,300,000

Approaching 2500 sq ft in size and positioned on one of the most sought-after roads in the town located only a stone's throw from both the vibrant High Street and the mainline train station. An internal inspection is essential to appreciate the high specification and wonderful character features.



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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			



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This handsome five bedroom family home offers flexible living accommodation over three floors. Located within one of the most popular roads in Berkhamsted within easy reach of the Town Centre & Mainline Station.



Ground Floor
On entering this exquisite home there are stairs rising to the first-floor landing space, whilst to the left of you is a door opening to the main living room which has a bay window to the front and a log burner. The family room also has a log burner and patio doors leading into the lovely garden beyond. The bright and airy open plan kitchen/dining room has bi-folds opening onto the garden, perfect for entertaining in the long Summer evenings.

First Floor
A large first-floor landing area leads to the main bedroom which has a bay window overlooking the front and has the advantage of an en-suite bathroom. There are a further three well-proportioned bedrooms and a study which are well served by a large family bathroom.

Second Floor
The second floor boasts a good size double bedroom with en-suite and fitted wardrobes an ideal space for guests, an au-pair or a teenager.

Outside
The rear garden is a good size, north westerly facing in aspect, mostly laid to lawn with a paved entertaining space. With side access leading to the front, there is a good size patio directly to the rear of the family room.

Historic Berkhamsted
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

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Country Leisure Pursuits
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.

Amenities
Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

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.

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.

Transport Links
Today, the town 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 and Aylesbury.



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