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Temptation comes in many forms...



Berkhamsted
GUIDE PRICE £1,350,000

Berkhamsted

GUIDE PRICE

£1,350,000

Located on a prime residential road just a stones throw from the town centre and circa 5 minutes walk from the train station. An imposing period home approaching 2,500 sq ft which is offered for sale with no upper chain and presented to the market in good decorative order and with scope to extend to the rear STNP. Boasting 5 double bedrooms, 2 bathrooms, 3 reception rooms and the rare advantage of a garage and Westerly facing garden.



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Doctors Commons Road, Berkhamsted, HP4

Approximate Area = 2025 sq ft / 188.1 sq m
Limited Use Area(s) = 194 sq ft / 18 sq m
Garage = 205 sq ft / 19 sq m
Total = 2424 sq ft / 225.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Sterling Homes. REF: 1527745



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A grand period home
in a top location in
the very heart of
Berkhamsted town.



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The Ground Floor

The ground floor offers two beautiful reception rooms, alongside a spacious kitchen/dining room and a convenient WC, with stairs rising to the upper floors. The lounge is wonderfully bright, with high ceilings, large front facing windows and French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The drawing room is equally refined, featuring a bay window and charming period details that reflect the home's heritage. At the heart of the property, the kitchen/dining room provides a superb sense of space and functionality, with ample storage. Its generous layout offers excellent potential to create a truly exceptional family hub.

First & Second Floors

The first floor comprises three well-proportioned double bedrooms and a recently updated family bathroom and a separate WC. The principal bedroom is impressively spacious and benefits from built-in wardrobes. The second floor adds further flexibility, offering two additional bedrooms, a bathroom, and a boarded attic, ideal for storage or future potential conversion into further accommodation STNP.

Outside

Outside, the garden has been thoughtfully designed to balance relaxation and practicality. A generous patio extends from the rear of the house, leading onto a lawn bordered by established planting and colourful beds. To the front, a paved pathway framed by mature greenery leads to an attractive arched porch, while a garage provides secure parking and valuable additional storage.

The Location

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.

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. 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

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.

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