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

# Temptation comes in many forms...



**Berkhamsted**  
GUIDE PRICE £525,000

Berkhamsted

GUIDE PRICE

£525,000

\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\*Sterling are delighted to present this wonderful three bedroom home to the open market. Positioned in a favoured cul-sa-sac within striking distance of the High Street and train station and within easy access to Bridgewater primary and junior school.

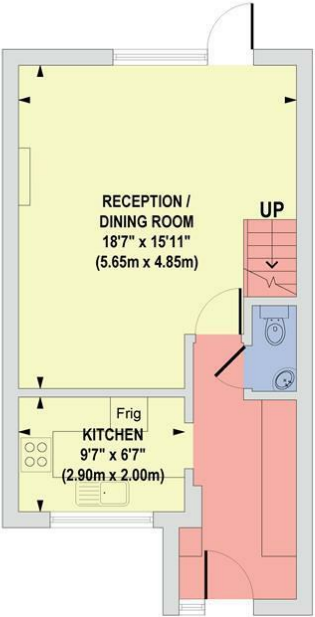
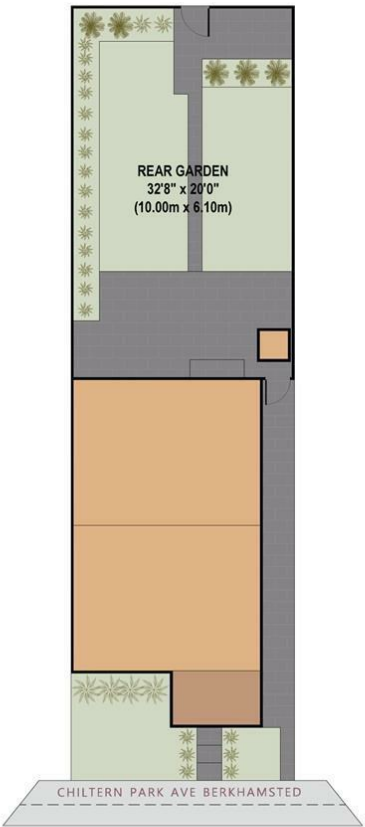


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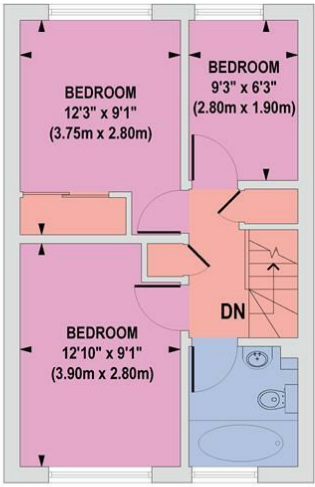
CHILTERN PARK AVENUE

BERKHAMSTED

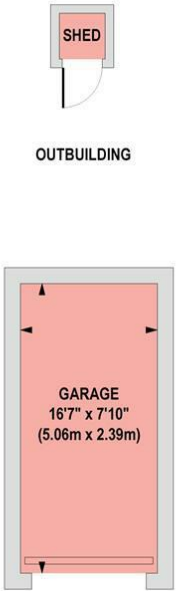
Approximate Gross Internal Floor Area  
978 sq. ft / 90.90 sq. m (Including Outbuilding)  
848 sq. ft / 78.80 sq. m (Excluding Outbuilding)



GROUND FLOOR



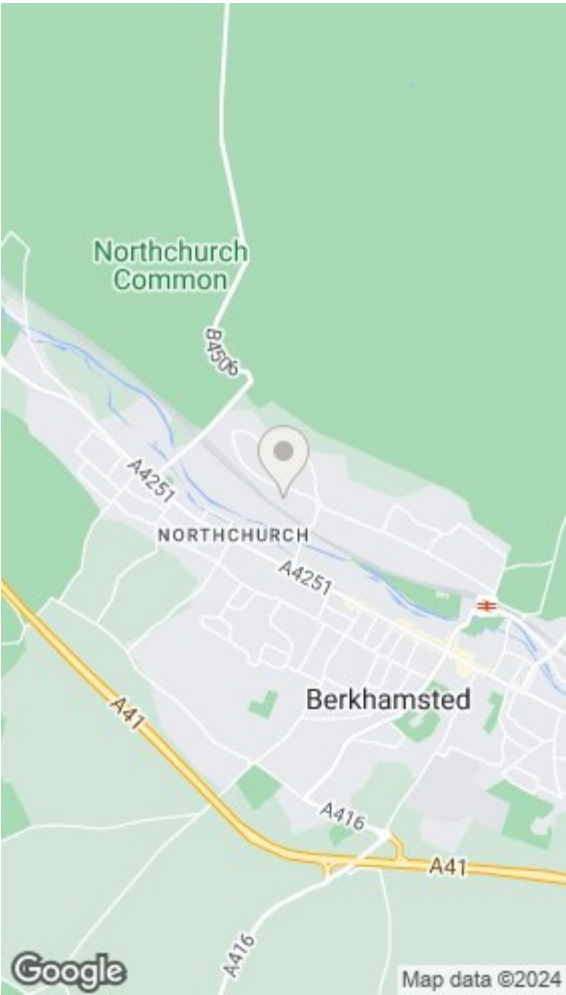
FIRST FLOOR



OUTBUILDING

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

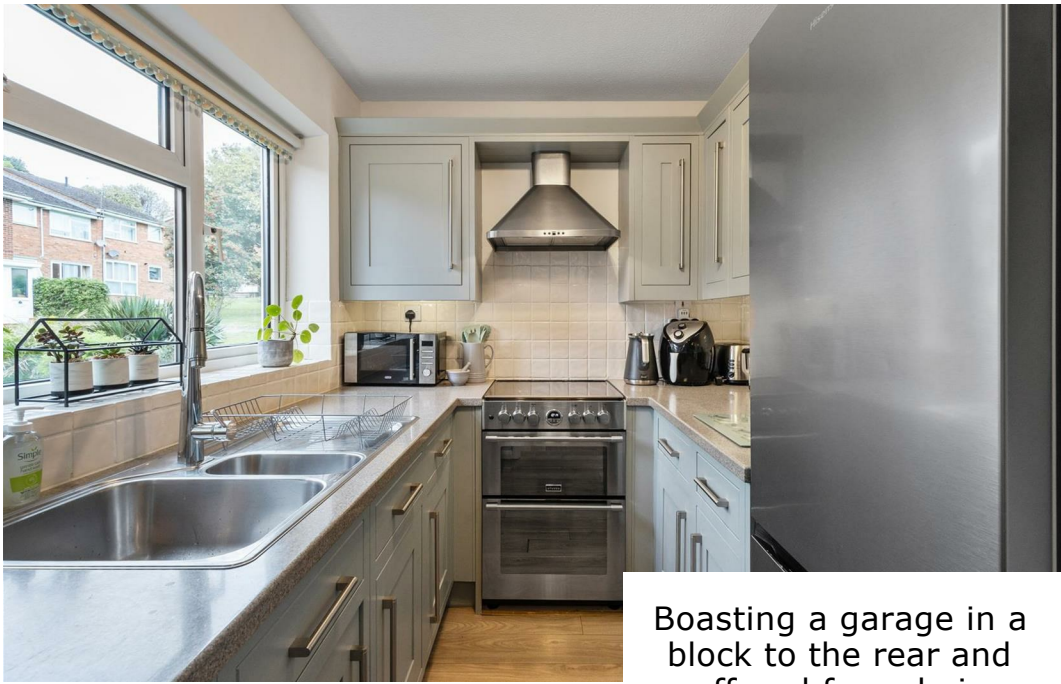
Vertas - www.vertasuk.com



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	





Boasting a garage in a block to the rear and offered for sale in excellent decorative order.



**Ground Floor**  
Extended to the front the property now has a spacious entrance porch which has been fitted with a range of base and eye level cupboards with solid timber work tops over and several shelving units. To the right hand side a door opens to a useful ground floor cloakroom which is fitted with a white two piece suite comprising wc and wash basin. To the left hand side there is a door opening to the kitchen which overlooks the front and is fitted with a range of base and eye level units with space for oven and freestanding fridge/freezer. The rear of the property is dominated by a large 'L shaped living/dining room which has a door with glass insert opening to the rear garden and a large oversized window allowing the light to flow in.

**First Floor**  
A landing area has a hatch to the loft space and doors opening to all three well proportioned bedrooms. The family bathroom is fitted with a white three piece suite to include a panelled bath with independently operated wall mounted shower and screen over. One of the double bedrooms also benefits from fitted wardrobes.

**Outside**  
To the front of the property is a grassed area with a pathway leading to the front door. Another pathway to the side of the property leads to a pedestrian gate which opens to the rear garden. The rear garden is mainly laid to lawn with a flagstone patio area directly to the rear of the property with a pathway leading to the rear boundary where gated access opens to an area where there is a garage in a block with a metal up and over door.

**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.

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**Wining & Dining In Berkhamsted**  
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 7.4miles 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.



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