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# Temptation comes in many forms...



**Berkhamsted**

OFFERS IN THE REGION OF £1,250,000

# Berkhamsted

OFFERS IN THE REGION OF

£1,250,000

Offered for sale with vacant possession is this superb detached family home sitting at the head of a sought after cul-de-sac on a extensive plot and offered excellent potential for further modifications and improvements.



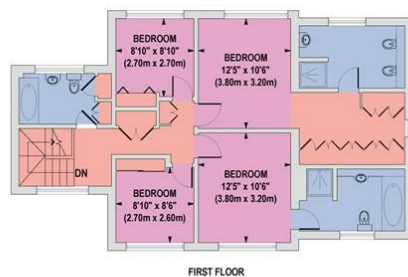
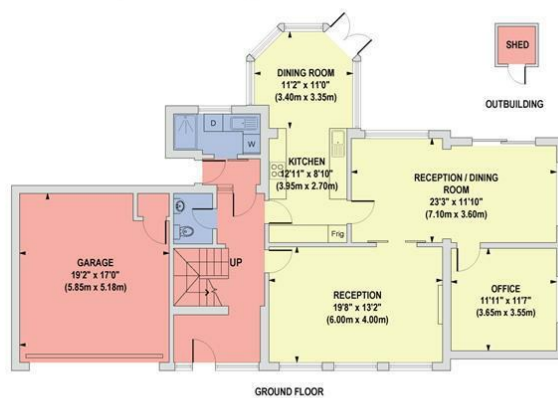
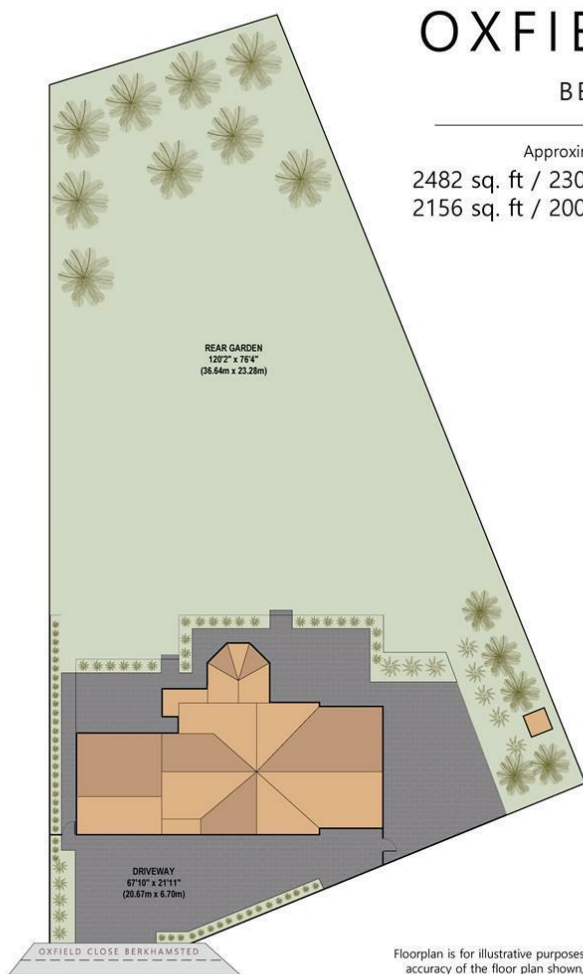
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## OXFIELD CLOSE

BERKHAMSTED

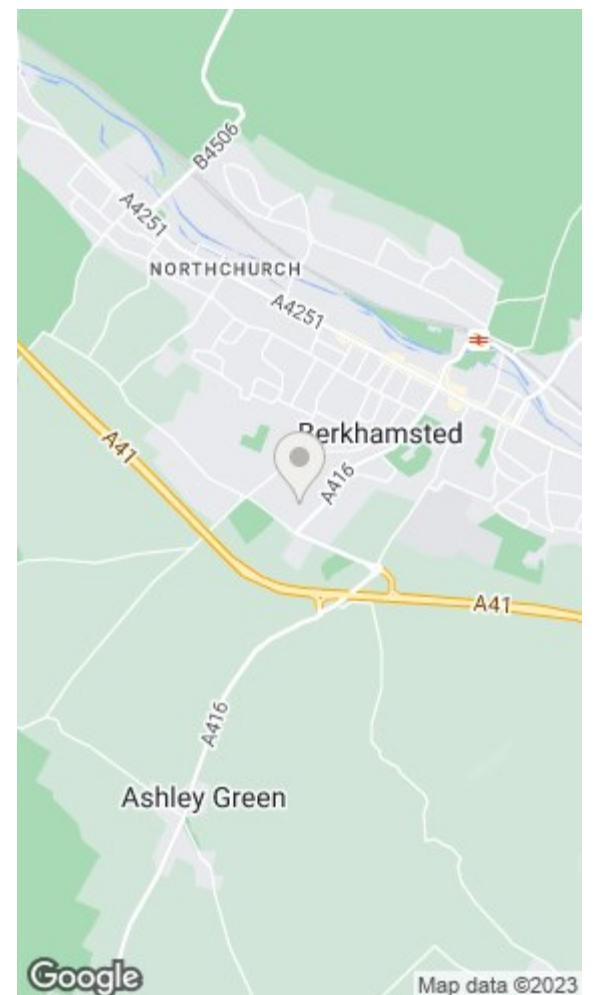
Approximate Gross Internal Floor Area

2482 sq. ft / 230.65 sq. m (Including Outbuilding)  
2156 sq. ft / 200.35 sq. m (Excluding Outbuilding)



Floor plan 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](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (plus) A	82	Very environmentally friendly - lower CO <sub>2</sub> emissions A	
(81-81) B		(81-81) B	
(69-80) C	68	(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 <sub>2</sub> emissions	





A rare chance to purchase a vacant possession detached family home on an extensive plot.



#### Ground Floor

A useful entrance porch leads directly into an inner hallway where stairs rise to the first floor and doors open to the ground floor accommodation. A door opens to the rear lobby which in turn has a door to the outside and a door opening to the utility room where there is space and plumbing for an automatic washing machine and tumble drier and is fitted with a double width shower cubicle. A spacious front room has three windows to the front aspect and sliding doors opening to an extensive dining/family room which has windows and sliding patio doors opening to the rear garden. A door from here also opens to a dedicated home office while a second door opens to the kitchen/breakfast room which is fitted with a range of base and eye level units and has a number of windows to the rear and side giving panoramic views over the rear garden. French doors also open from here to the garden. A ground floor cloakroom completes this level.

#### First Floor

Rising to the first floor landing there is a window to the front which allows natural light to flood this space. Doors open to all four of the bedrooms with ensuite bathrooms to both the main and the guest bedrooms. The main bedroom also has the benefit of an open plan walk in dressing room with a number of fitted wardrobes providing excellent hanging and storage space.

#### Outside

The front of the property has a good size driveway providing parking for several cars and leads to the double garage with metal up and over door. There is access to both side aspects of the property which leads to the extensive rear garden which is fully enclosed, mainly laid to lawn and boasts its very own woodland at the rear boundary.

#### The Location

Berkhamsted & Northchurch commons are the largest in the Chilterns at some 427 hectares. Northchurch common is one of the five commons found on the National Trust's Ashridge Estate.

Berkhamsted & Northchurch commons were registered together and form a large arc of common that stretches from Northchurch over towards Frithsdon and down to Potten End. The commons are criss-crossed by paths and tracks, many of which are rights of way. Parts of Berkhamsted common are used by the Berkhamsted Golf Club. Northchurch common is the most open of the commons on the Ashridge Estate with and the large area of pasture alongside the B4506 a notable feature.

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#### Education In The Area

A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many Outstanding primary schools such as Bridgewater School which is less than half a mile away, Westfield Primary and Nursery and St Thomas More Catholic Primary. Swing Gate Lane Primary and Thomas Coram middle are on your doorstep! The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11-16) and co-educational teaching for boys and girls aged 3-18.

#### 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. 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.



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