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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

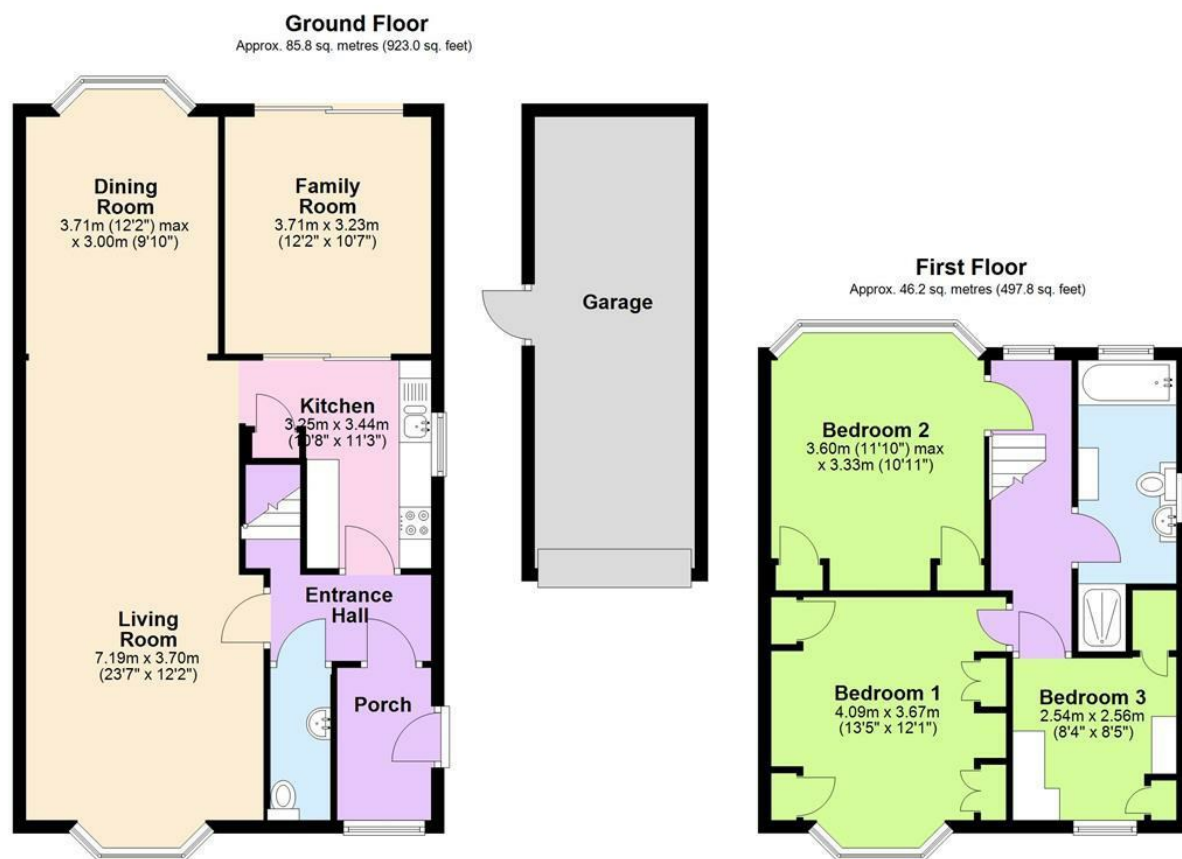
## PRICE GUIDE

£850,000

**PLOT, POSITION AND POTENTIAL.**  
A rare chance to purchase a wonderful detached family home on a generous plot just 10 minutes walk from the High Street and Station. The property boasts a large Southerly plot with excellent scope to extend to the side, rear and into the attic space (STNP).

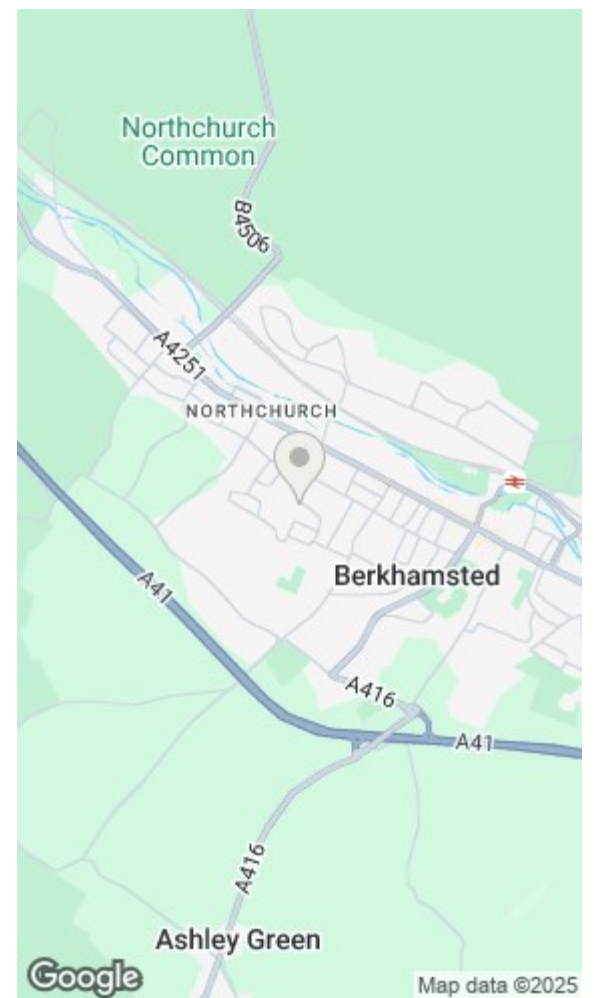


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Total area: approx. 132.0 sq. metres (1420.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	79		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (82 plus) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (61-81)  
 C (39-60)  
 D (15-49)  
 E (19-54)  
 F (11-38)  
 G (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

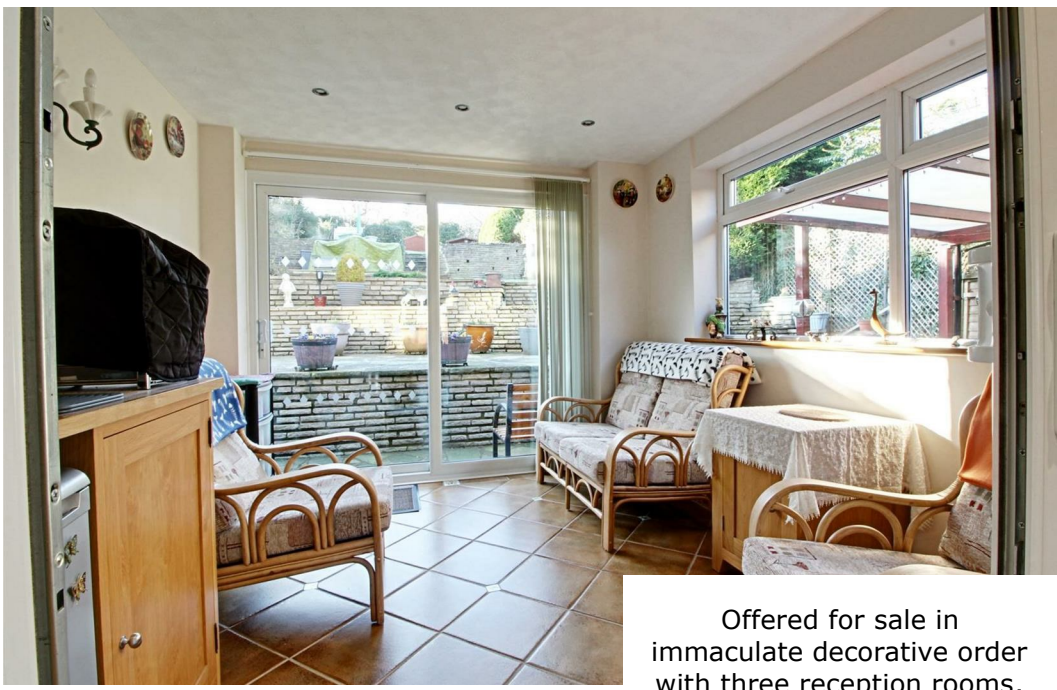
England & Wales EU Directive 2002/91/EC



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Offered for sale in immaculate decorative order with three reception rooms, three bedrooms and family bathroom to the first floor.



#### Ground Floor

A useful and spacious entrance porch has a window to the front and a door opening to the inner lobby where doors open to the ground floor accommodation and stairs rise to the first floor landing. A door opens to the ground floor cloakroom which has a window to the front and is fitted with a white two piece suite. Another door opens to a spacious living room measuring in excess of 23 ft in length and with a bay window to the front. From here an archway leads directly to a dedicated dining room which has a feature bay window to the rear. The living spaces flows naturally around to the kitchen area which is fitted with a range of base and eye level units with several integrated appliances, window to the side, glass paned door to the inner lobby and sliding doors to the family room which is also dual aspect with window to the side and sliding patio doors opening to the rear gardens.

#### First Floor

A light and airy landing space has a window to the rear and doors opening to all the first floor bedrooms and to the luxuriously appointed family bathroom which is fitted with a white four piece suite to include a separate bath and shower room. The bathroom also has dual aspect lighting with windows to the side and rear. The second bedroom boasts both a bay window to the rear to provided elevated and panoramic views over the Southerly rear garden but is also fitted with a range of bedroom furniture. The main bedroom, positioned at the front of the property with a bay window affording elevated views over the valley of Berkhamsted also has a range of fitted bedroom furniture. The third bedroom has been fitted out with a 'his and hers' desk units with wall mounted cupboards to include recessed down lighters under.

#### Outside

To the front of the property there is a block paved driveway providing parking for upto three cars and leading to a detached garage which has an electric roller door, power and light and courtesy door opening to the rear garden. Directly to the rear of the property is a patio area which has steps leading to the first tier of the garden which is predominately laid to lawn with a sandstone patio area providing the perfect spot for al fresco dining with family and friends. From here you ascend to the second and main area of the garden which is laid to lawn with a number of raised beds a green house, timber framed shed and timber framed summer house. The rear garden is fully enclosed by a range of fencing.

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#### 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. The High Street 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.

#### Wining & Dining

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!

#### Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the sports centre circa 1.5 miles from the property which provides swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside.

#### 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.



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