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Berkhamsted
OFFERS IN EXCESS OF £600,000

Berkhamsted

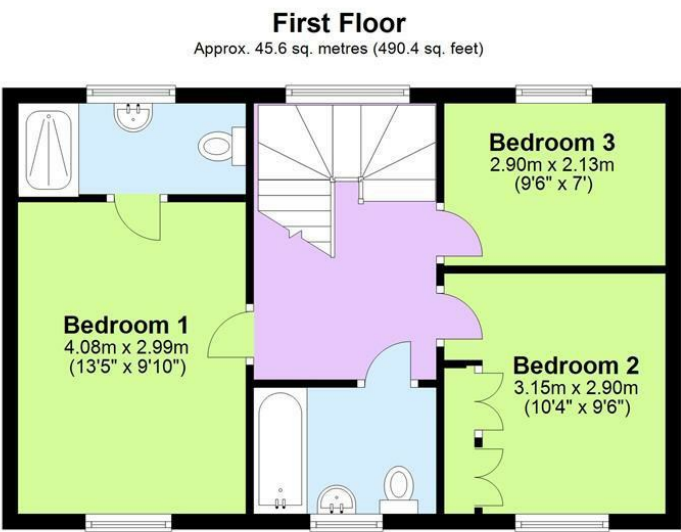
OFFERS IN EXCESS OF

£600,000

A double fronted detached family home with a larger than average westerly facing rear garden, three double bedrooms, dual aspect kitchen/dining room and two bathrooms.



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Total area: approx. 91.1 sq. metres (980.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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

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Ground Floor

A centrally positioned large and spacious reception hallway welcomes you into this property with stairs rising to the first floor, door opening to the cloakroom which is fitted with a white two piece suite and doors to the kitchen/dining room and the wonderful main reception room. The kitchen is triple aspect with windows to the front, rear and the side aspects and is fitted with a high quality range of base and eye level units incorporating a number of integrated appliances to include oven, hob with extractor, dishwasher, fridge/freezer and washing machine. The main reception room is also dual aspect with a window to the front and French doors opening to the extensive rear garden.

First Floor

A good size landing area has doors opening to all three double bedrooms. There is also a hatch leading to the attic which is fully boarded and has excellent scope to convert should further space be required either now or in the near future! Both the master bedroom and the second bedroom overlook the front while the third bedroom enjoys views over the rear garden and beyond. The family bathroom has been fitted with a luxuriously appointed three piece suite while the master bedroom boasts an ensuite shower room.

Outside

The front of the property enjoys a garden area laid to lawn and a block paved driveway providing private off road parking for two cars. There is a pedestrian gate which leads to the rear garden which has an extensive patio area to the rear of the house leading to the main rear garden which is laid to lawn and fully enclosed. The rear garden has the advantage of a south westerly facing aspect - ideal to enjoy the sun right through to sun set!

Education Locally

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 Westfield Primary and Nursery and St Thomas More Catholic Primary. 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 1116) and co-educational teaching for boys and girls aged 3-18. The independent school Egerton Rothesay neighbours Bearroc Park, providing a good school for 5-19 year olds right on your doorstep.

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. 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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