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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 £800,000



Berkhamsted

GUIDE PRICE

£800,000

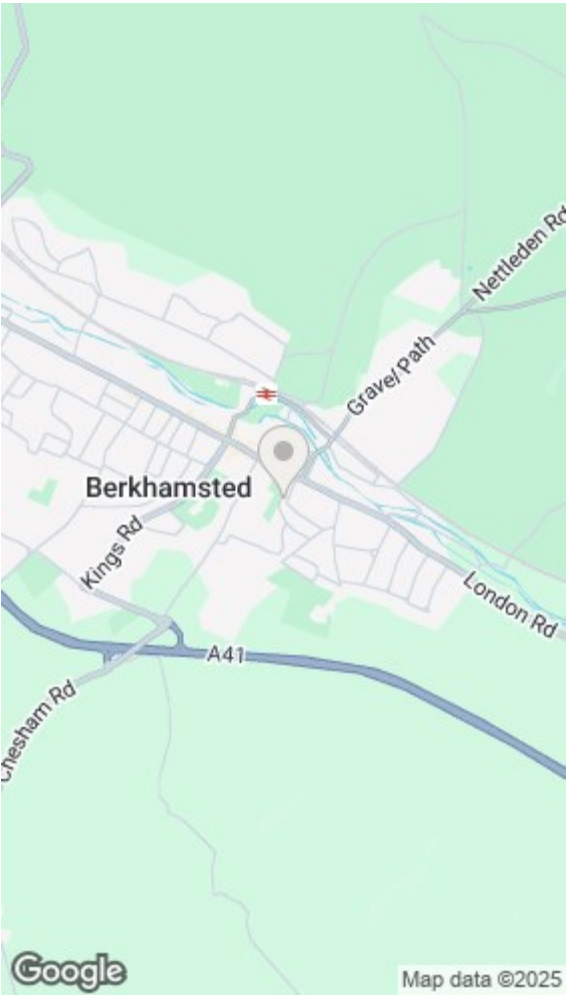
We are delighted to present to the market this absolutely stunning semi detached home, positioned in the town centre of Berkhamsted. The property offers flexible accommodation arranged over two floors. Highlights of the property include a high specification kitchen/dining/family room in excess of 19 foot and with bi-folding doors opening into the garden, 3 bedrooms and 2 bathrooms.



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Victoria Road, Berkhamsted, HP4

Approximate Area = 1144 sq ft / 106.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









A chance to purchase a luxuriously appointed semi detached home in a central location with driveway parking.



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**Ground Floor**  
The front door opens directly to the entrance hall where stairs rise to the first floor and door to the left hand side opening to a dedicated study. which overlooks the front of the property. To the right hand side a door opens to a wonderful living room which has a cast iron wood burning stove with fitted cupboards to either side of the chimney breast and a door opening to a magnificent open plan kitchen/dining room. The kitchen area is fitted with a comprehensive range of base and eye level units with a central island breakfast bar. There are bi-folding doors opening to the rear garden and a door opening to a family room which also overlooks the rear garden. A ground floor 'lootility' room which has a walk in shower also completes this level.

**First Floor**  
The first floor landing has doors opening to all three bedrooms, two of which overlook the rear garden one of which overlooks the front. The family bathroom is fitted with a high quality three piece suite comprising panelled bath with shower unit and screen over, wash basin and low level wc.

**Outside**  
To the front of the property is a block paved driveway providing parking for two cars and steps lead up to the front door. To the rear of the property is a flagstone patio area with the main portion of the garden laid to lawn. Gated access at the rear opens to a secondary driveway which is laid to block paving. The rear garden is mainly enclosed to fencing and a brick wall to the rear boundary.

**The Location**  
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

**Berkhamsted Town**  
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

**Transport Links**  
Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

**Agents Information For Buyers**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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. 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, completed AML checks and proof of funds.

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