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# Temptation comes in many forms...



**Berkhamsted**

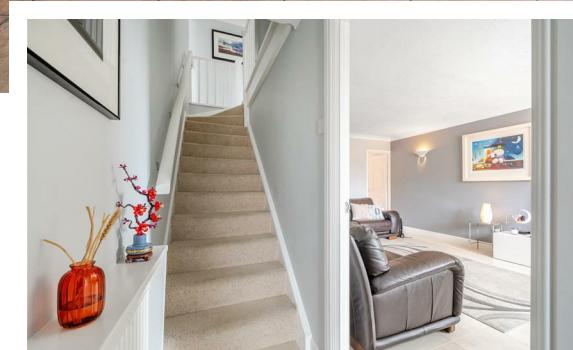
OFFERS IN EXCESS OF £800,000

# Berkhamsted

OFFERS IN EXCESS OF

£800,000

\*\*\*SALE AGREED FOR NEARLY 10% OVER LIST PRICE - SIMILAR REQUIRED URGENTLY\*\*\*Offered for sale in first class condition throughout and boasting a corner plot position in this popular cul-de-sac. An immaculate 4 bedroom detached property which benefits from an 'eat-in' kitchen/breakfast room, two further reception rooms and ground floor cloakroom. 4 bedrooms, and luxuriously appointed ensuite and family bathroom. Driveway, garden and garage.



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## Connaught Gardens, Berkhamsted, HP4

Approximate Area = 1204 sq ft / 111.8 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sterling Homes. REF: 1343208

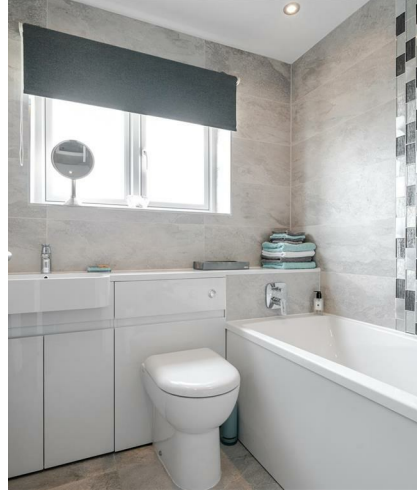


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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





Positioned for easy striking distance of Bridgewater school, the station and town centre.



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#### Ground Floor

The front door leads to the entrance hall which has stairs rising to the first floor landing with walk in storage cupboard underneath and a door opening to the ground floor cloakroom which is fitted with a white two piece suite comprising low level wc and wash basin. A second door on the right hand side opens to the principal reception room which has a feature box window to the front. From here a door leads through to the 'eat-in' kitchen/ breakfast room with a door opening to the rear garden and a window to the rear. The kitchen is fitted with a good range of Maple base and eye level units with roll top work surfaces over and under pelmet lighting. From here you lead directly to the dedicated dining room which also has a window to the rear.

#### First Floor

The first floor landing has doors opening to all four double bedrooms and to the luxuriously refitted family bathroom which has a lovely vanity unit comprising a number of storage solutions, recessed wash basin and low level wc with concealed cistern and panelled bath. The principal bedroom also has the benefit of a complimenting ensuite shower room with double width walk in shower. It is also worth noting that all four bedrooms have the advantage of fitted wardrobes.

#### Outside

A low level brick wall partially enclosing the front driveway which is laid to block paving and provides parking for numerous vehicles. There are several mature flower beds to the front and grass to one side. A pedestrian gate opens to the side of the property and leads to the rear garden which is mainly laid to lawn with a blocked paved patio area to one rear corner enclosed by railway sleepers and an extensive flagstone patio area directly to the rear and side of the property. There is a range of planting to the borders of the rear garden to include a delightful specimen tree.

#### 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.

#### 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.

#### 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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