sterling S
select homes

3 1 2 D

Berkhamsted

OFFERS IN EXCESS OF £750,000



Temptation comes in many forms...

sterling S
select homes

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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Berkhamsted

OFFERS IN EXCESS OF

£750,000

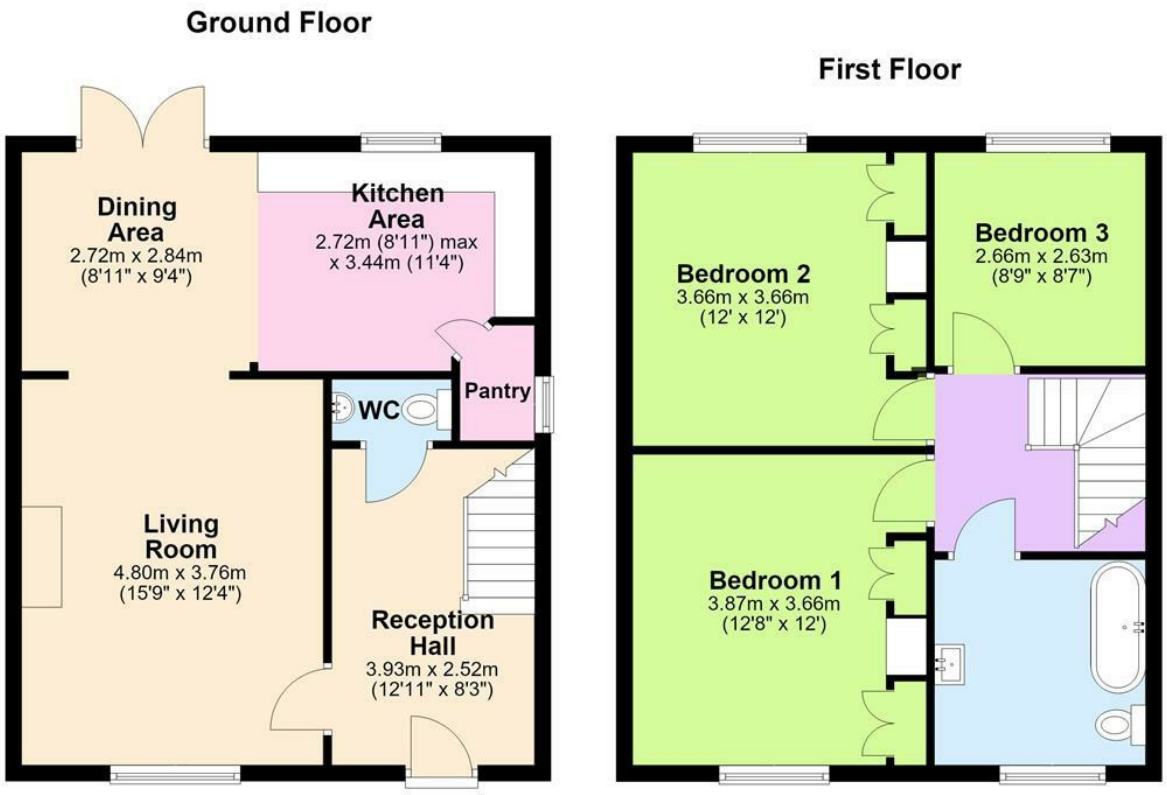
COMPLETE UPPER CHAIN Located in the very heart of Berkhamsted within easy walking distance of the High Street and Railway Station. A rare chance to purchase a detached home which has been fully refurbished to exacting standards by the current owner to include a large reception hall, dedicated living room, large open plan kitchen/dining room, 3 double bedrooms and family bathroom. Driveway to the side and fully enclosed garden to the rear.

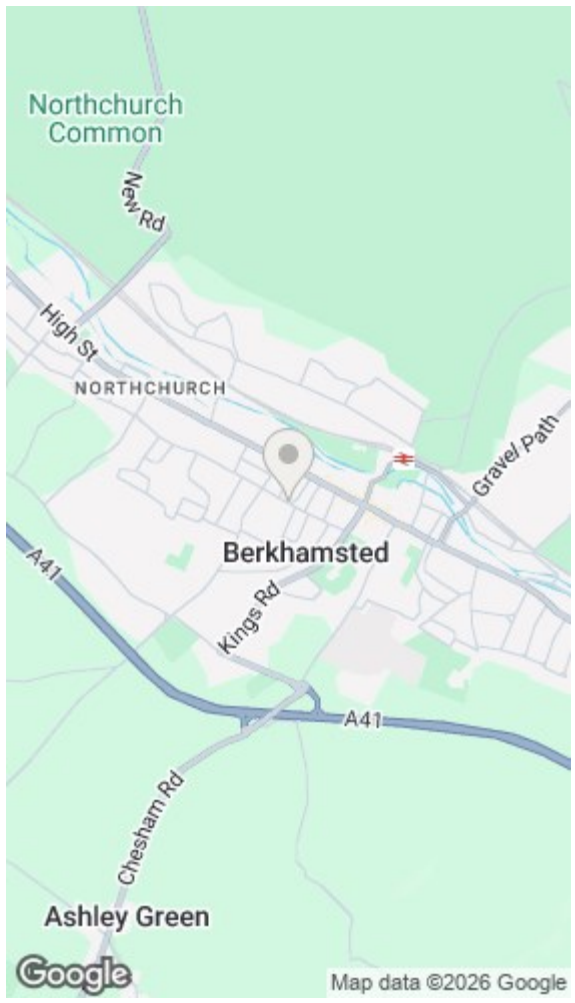


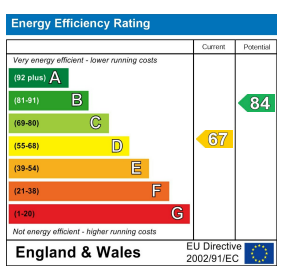


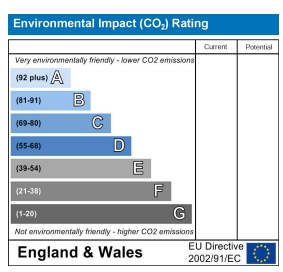


www.sterlinghomes.co.uk









Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

sterling select homes


www.sterlinghomes.co.uk

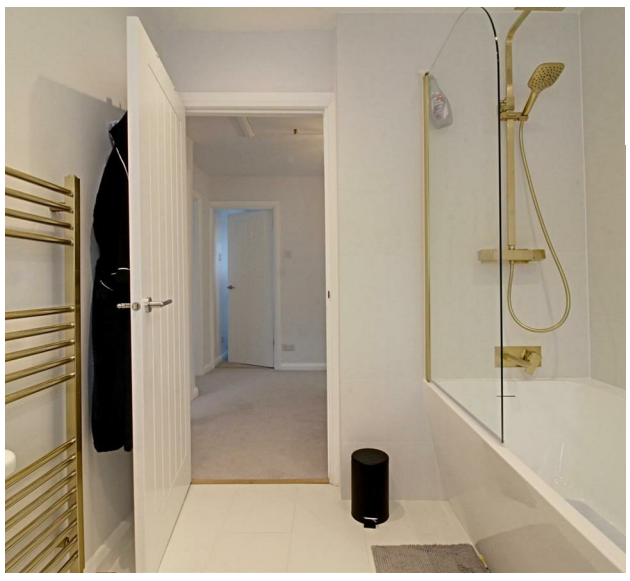

www.sterlinghomes.co.uk







An exceptionally rare find in the centre of Berkhamsted conservation area - detached and with off road parking!





www.sterlinghomes.co.uk

Ground Floor
The front door opens to large and welcoming reception hallway where the stairs rise to the first floor, a door directly ahead of you opens to a useful ground floor cloakroom which has a fitted white two piece suite comprising low level wc and wash basin. A door to the left hand side of the reception hallway opens to a light and airy principal reception room with engineered oak effect flooring continuing though to the spacious 'eat-in' kitchen/dining room which has French doors to the rear and a window to the rear. The kitchen space is fitted with a range of contemporary base and eye level units with walk in pantry which also has a window to the side and space and plumbing for an automatic washing machine. The kitchen is finished off with a high grade Quartz work top and there are a number of integrated appliances to include an electric oven, microwave, fridge freezer and gas hob with extractor.

First Floor
As you ascend the stairs you are immediately struck by how spacious the first floor landing space is. Doors open to all three bedrooms which are genuine doubles in size and are well served by the luxuriously fitted main bathroom which has a feature free standing bath with wall mounted power shower and screen over. The two main bedroom both boast fitted wardrobes with dresser unit in the middle. Both of the bedrooms to the rear of the property afford the most wonderful views down and back up the valley of Berkhamsted and beyond to Ashridge Estate forest.

Outside
To the side of the property is a block paved driveway. A small gate opens to the front courtyard garden laid to flagstones which could potentially be converted to further driveway space should this be required (STNP). The rear garden is the perfect entertaining space. Boasting an excellent degree of privacy for a town centre property, the garden is mainly laid to Indian sandstone and fully enclosed by fencing with pedestrian gated access back to the front of the property.

The Location
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust`s 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.







www.sterlinghomes.co.uk