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you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Berkhamsted
£2,600 PER CALENDAR MONTH

Berkhamsted

PER CALENDAR MONTH

£2,600 Per Calendar Month

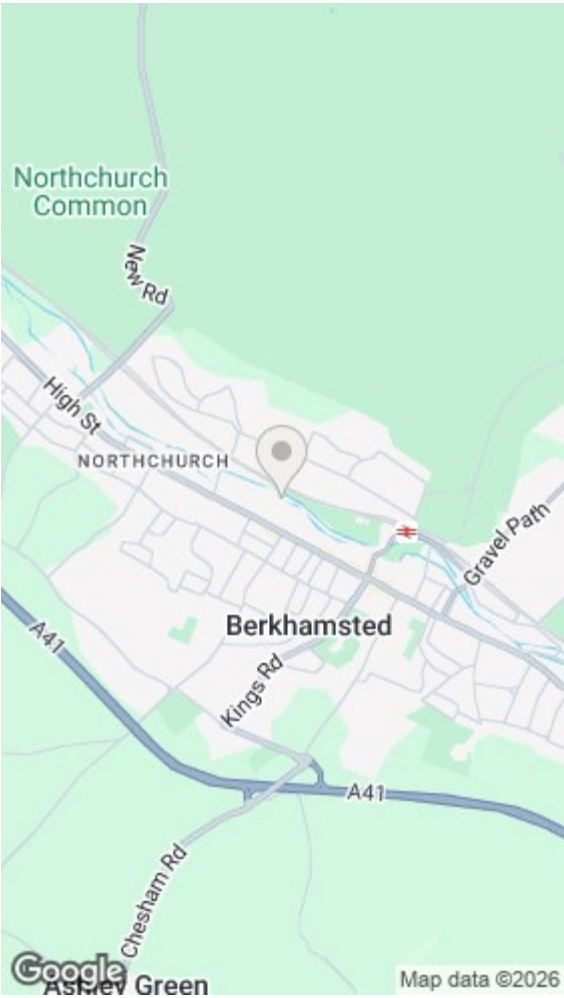
Sterling Lettings are pleased to offer for let this fabulous four bedroom family home set in a stunning canal side position and situated within easy reach of Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, modern fitted kitchen/dining room with doors leading to the rear garden with a gate opening directly to the canal towpath, guest cloakroom, bathroom with shower, four well appointed bedrooms, two of which benefit from en suite facilities and a spacious reception room with doors opening out to a balcony with stunning views of the canal. The master bedroom also benefits from a separate dressing area. In addition to driveway parking this delightful property also benefits from gas central heating and a EV Charging Point. Offered Unfurnished & April 2026! Pets Considered!



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Total area: approx. 1401.5 sq. feet



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





* Fabulous Family Home * Four Bedrooms * Two Receptions * Three Bathrooms * Garden & Balcony * Driveway Parking * Stunning Canal Side Setting * Unfurnished * Walk to Station/Town * Pets Considered! * Available April 2026! *



Distance to Stations
Berkhamsted Station (0.6 Miles)
Tring Station (3.9 Miles)
Hemel Hempstead Station (5.4 Miles)
Chesham Underground Station (5.4 Miles)

Distance to Schools
Westfield Primary & Nursery School (0.6 Miles)
Bridgewater Primary School (0.8 Miles)
Berkhamsted Boys School (0.8 Miles)
Berkhamsted Girls School (0.9 Miles)
Greenway Primary & Nursery School (0.9 Miles)
Egerton Rothesay School (1.0 Miles)
St Mary's C of E Primary School (1.0 Miles)
Ashlyns School (1.3 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

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Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

Material Information
Rent - £2,600.00 per calendar month (£600.00 per calendar week)
Deposit - £3,000.00
Tenancy Term - 12 Months
Council Tax Band - E (Dacorum Borough Council)
Pets Considered - Yes



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