

01923 270 666  
Kings Langley, Abbots  
Langley & Watford;  
01442 822 210  
Property  
Management  
01442 879 996  
Berkhamsted Select  
& Country Homes;  
01442 828 222  
Ting, Wendover,  
Aylesbury & Villages;

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

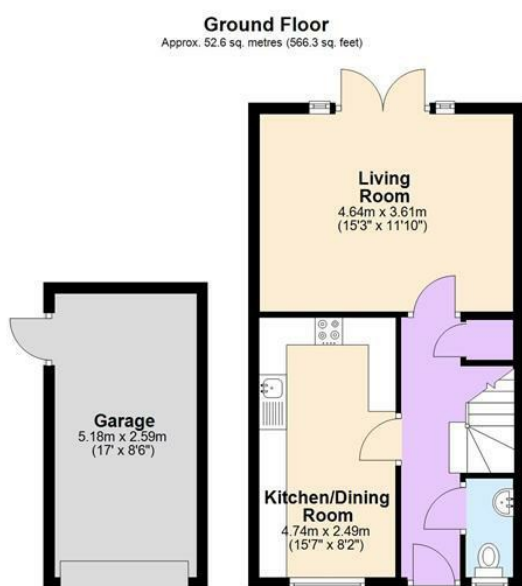
OFFERS IN EXCESS OF

£800,000

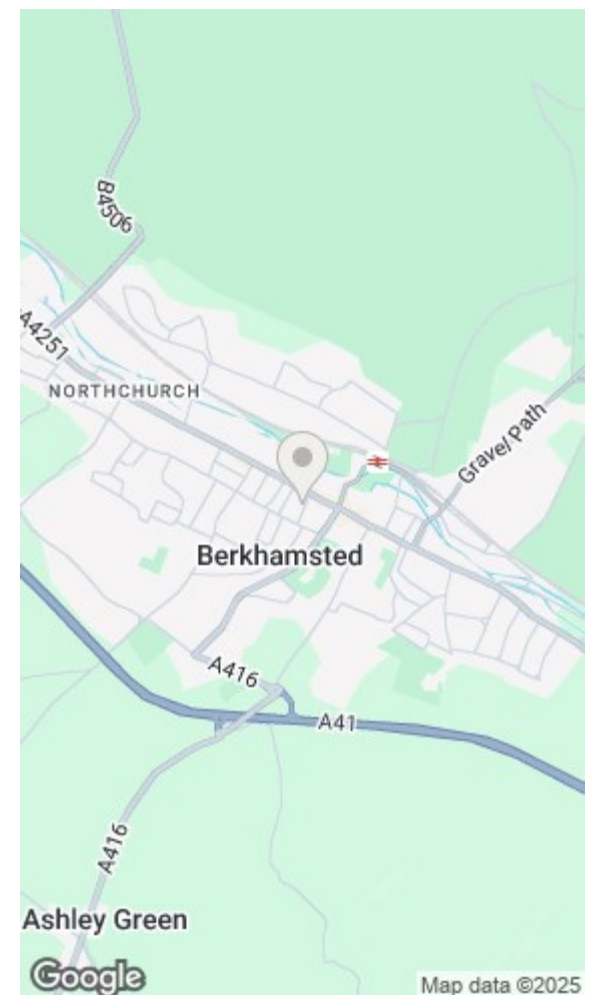
Impeccably presented, this attractive townhouse enjoys a superb, central location, and comes with the considerable advantage of having its own garage and parking. Located just a few steps from the High Street, and a short walk from the station, this wonderful four bedroom property is equally ideal for commuters as it is for those seeking a convenient base from which to enjoy the rich amenities of Berkhamsted.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



Total area: approx. 132.2 sq. metres (1422.5 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	87	78	87

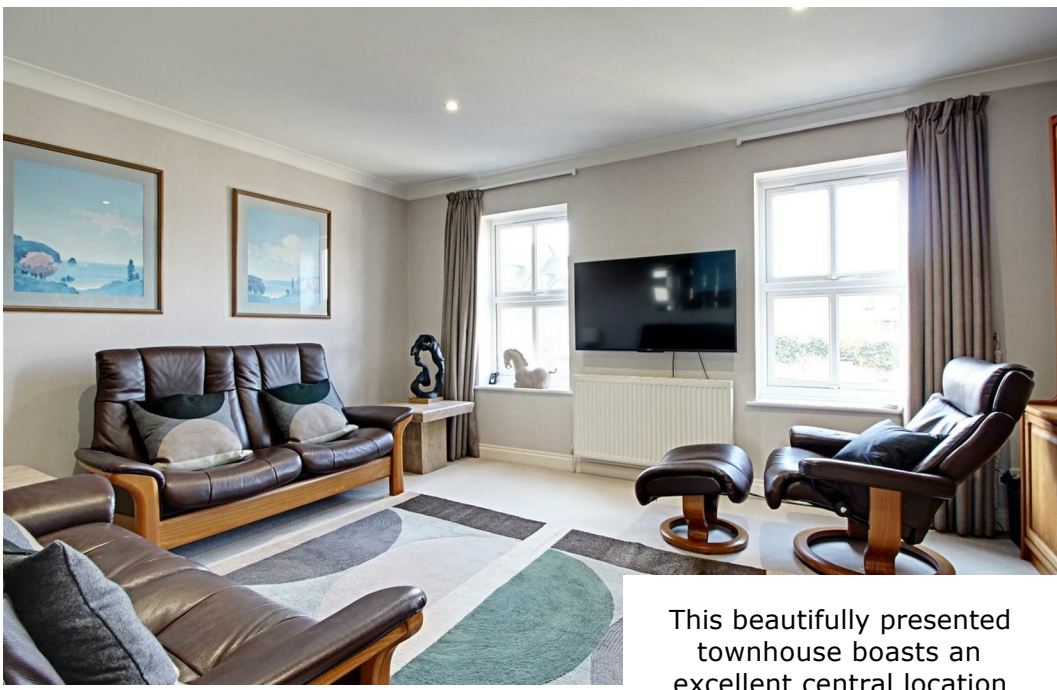
England & Wales EU Directive 2002/91/EC



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



This beautifully presented townhouse boasts an excellent central location and offers the added benefit of its own garage and parking.



**The Ground Floor**  
On the ground floor, there is a good size modern kitchen/ breakfast room with integrated appliances and large enough to accommodate table and chairs, cloakroom and a spacious living room which has French doors opening to the Westerly facing rear garden. There is also ample under-stairs storage.

**First Floor**  
Up on the first floor, the main bedroom is currently being used as a second living room and has two windows to the rear. There is a luxuriously appointed shower room with power shower, plus a second double bedroom too which has two windows to the front and also boast fitted wardrobes to one wall.

**Second Floor**  
A further two double bedrooms are found on the second floor one of which overlooks the front and one overlooks the rear with a whole bank of fitted wardrobes to one wall. At this level there is a second bathroom with a panelled bath, wash basin and wc.

**Outside**  
Externally, the private, low maintenance rear garden has a good size flagstone patio area to the rear of the house leading to the main part of the garden which has a number of mature beds and



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

borders with a timber framed shed and with gate leading to the garage, plus parking for two cars, and there is also communal visitors' parking.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)