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you to **sell** or **let** your property?
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Temptation comes in many forms...



Berkhamsted
OFFERS OVER £700,000

Berkhamsted

OFFERS OVER

£700,000

A detached family home in a select cul-de-sac position within a stones throw from Bridgewater School and boasting a study, living room with dining area and family room alongside three bedrooms and a spacious family bathroom. Driveway to the side and Southerly facing rear garden.

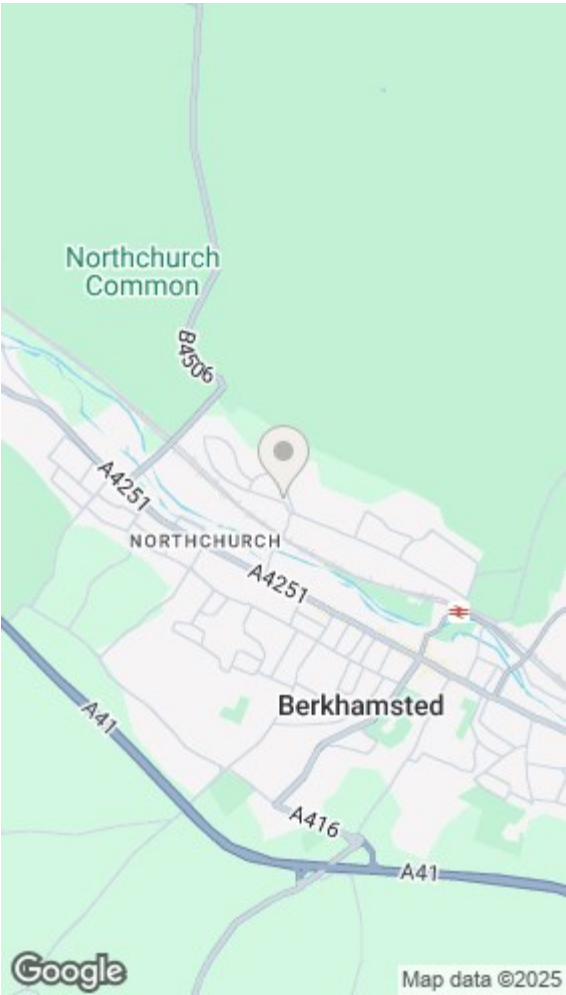


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Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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	



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A well presented detached family home in an ideal position to take advantage of Berkhamsted station, high street and schools.



Ground Floor

The front door opens to the entrance hall where a door to the right hand side opens to a useful cloakroom with wash basin, low level wc and window to the side. From the entrance hall a door opens to the magnificent open plan reception space which is zoned into a dining area, living room and to an extended family room which is flooded with natural light with sliding patio doors to the side, bi-folding doors opening to the rear and two Velux windows to the roof. A door opens to a dedicated study area which is ideally placed overlooking the front of the property. Stairs rise to the first floor with walk in storage cupboard under and a door opens to the dual aspect kitchen which has windows to the front and rear and door opening to the rear garden. The kitchen has been fitted with a range of base and eye level units with work top over and a number of integrated appliances to include dishwasher, double oven with hob and extractor and fridge/ freezer.

First Floor

The landing area has an airing cupboard and doors opening to all three bedrooms. The two bedrooms positioned at the rear of the property have lovely views over the rooftops and towards the valley of Berkhamsted. The third bedroom overlooks the front of the property while the spacious family bathroom is fitted with a four piece suite to include a separate corner shower unit and panelled bath alongside a wc and wash basin.

Outside

To the front of the property there is a raised bed with three oval shaped evergreens and a driveway to the side with a pedestrian gate opening to the rear garden. Directly to the back of the house is a raised timber deck which leads down to the main portion of the garden which is laid to lawn and fully enclosed with fencing.

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.

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Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the sports centre circa 1.5 miles from the property which provides swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside.

Transport Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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