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



Berkhamsted
OFFERS IN EXCESS OF £800,000

Berkhamsted

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£800,000

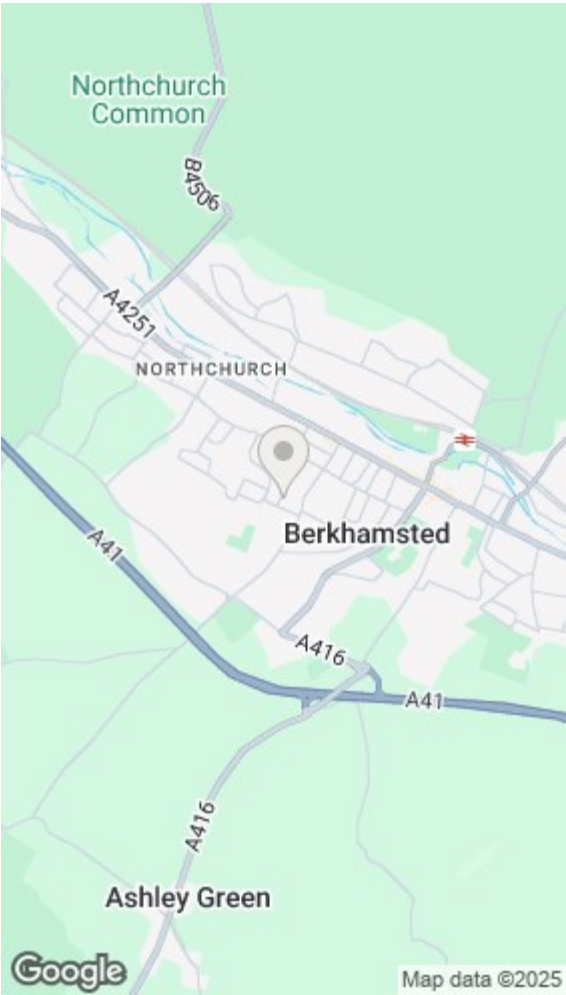
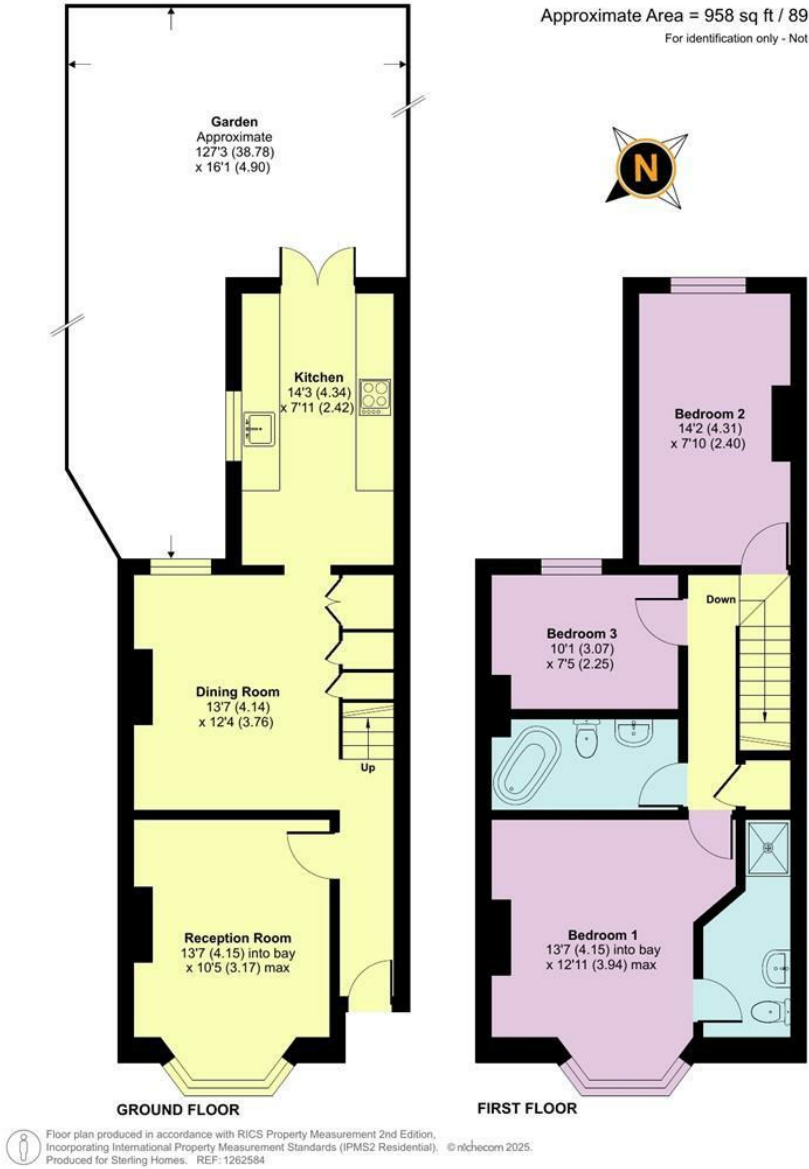
An absolutely delightful period home in the heart of Berkhamsted within easy striking distance of the High Street, Train Station and Schools. A fully refurbished property which offers excellent accommodation to include two good size reception rooms, three double bedrooms and two bathrooms. With private rear garden and still retaining scope to convert the attic STNP.



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Shrublands Avenue, Berkhamsted, HP4

Approximate Area = 958 sq ft / 89 sq m
For identification only - Not to scale



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	





A simply stunning period home in a sought after location.



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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.

Transport Links
Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

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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Ground Floor

A front door with wonderful feature stained glass inserts opens to the entrance hall which has decorative tiled flooring and has a door to the left hand side opening to the front room which has a bay window to the front and a decorative fireplace with cast iron wood burning stove inset and cabinets and shelving to either side of the chimney breast. Moving through to the rear of the property the dining room opens directly to the refitted kitchen which is dual aspect with window to the side and French doors opening to the rear garden.

First Floor

The spacious first floor landing has ample space to put a second staircase to the attic should any buyer decide to convert this space like so many others along the street have. From the landing area a door opens to the family bathroom which is fitted with a contemporary suite to include a freestanding bath, floating effect wash basin and wc. The main bedroom at the front of the property boasts not only a bay window to the front and decorative fireplace but an ensuite shower room. Bedrooms two and three both overlook the rear gardens.

Outside

To the front of the property is a small garden area laid to slate shingle with herbaceous borders. A characterful tiled pathway leads to the storm porch which in turn leads to the front door. The rear garden is mainly laid to lawn with a raised timber deck area. Boasting a Southerly aspect the garden is enclosed by fencing with a timber framed shed towards the rear boundary.

The Location

Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

