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Berkhamsted

ASKING PRICE £1,850,000

Berkhamsted

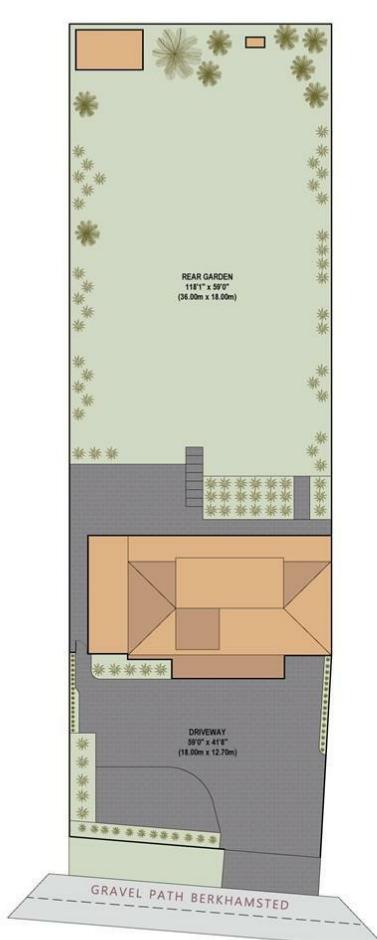
ASKING PRICE

£1,850,000

Measuring in excess of 2500 sq ft and positioned on a sought after road on a very generous Southerly facing plot - a detached family home boasting a good size eat-in kitchen/dining room with separate utility, formal main reception room, home office, 5 bedrooms and 3 bathrooms.



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GRAVEL PATH

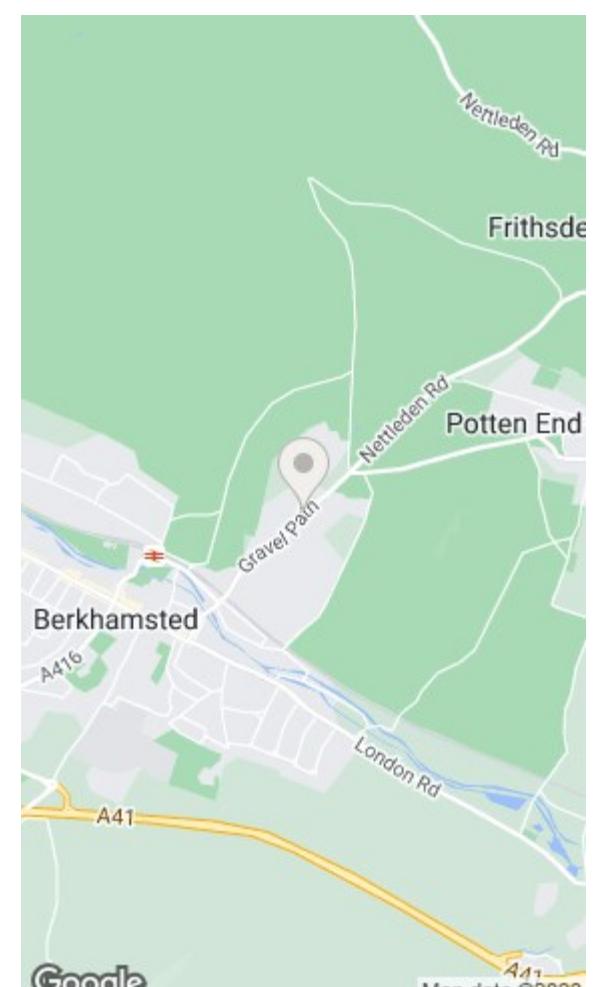
BERKHAMSTED

Approximate Gross Internal Floor Area
3011 sq. ft / 279.74 sq. m (Including Outbuilding)
2585 sq. ft / 240.20 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(38-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(38-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC





With an overall plot size of over 1/4 of an acre and offered for sale in immaculate decorative order.



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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

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.

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.



Ground Floor
You are welcomed into the property via the entrance hall which has a solid wood block Herringbone flooring and doors opening to all the ground floor accommodation. To the left hand side a door opens to the ground floor cloakroom which has a frosted window to the side. Continuing down the hallway there are stairs rising to the first floor landing and double doors opening to the main reception room which has bi-folding doors opening to the extensive rear terrace and a window giving panoramic views over the garden. A second reception room is to your right hand side while the extensive kitchen/dining room extends from front to rear at the left hand wing of the property. Fitted with a range of base and eye level units the kitchen has a central island breakfast bar with dual aspect windows to the front and rear and door opening to the rear terrace. There is a dedicated utility room which is fitted with a range of base and eye level units with space and plumbing for automatic washing machine and tumble drier.

First Floor

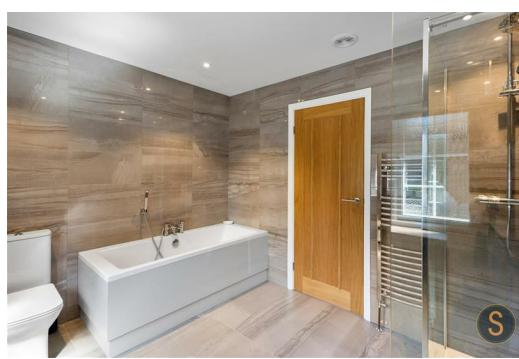
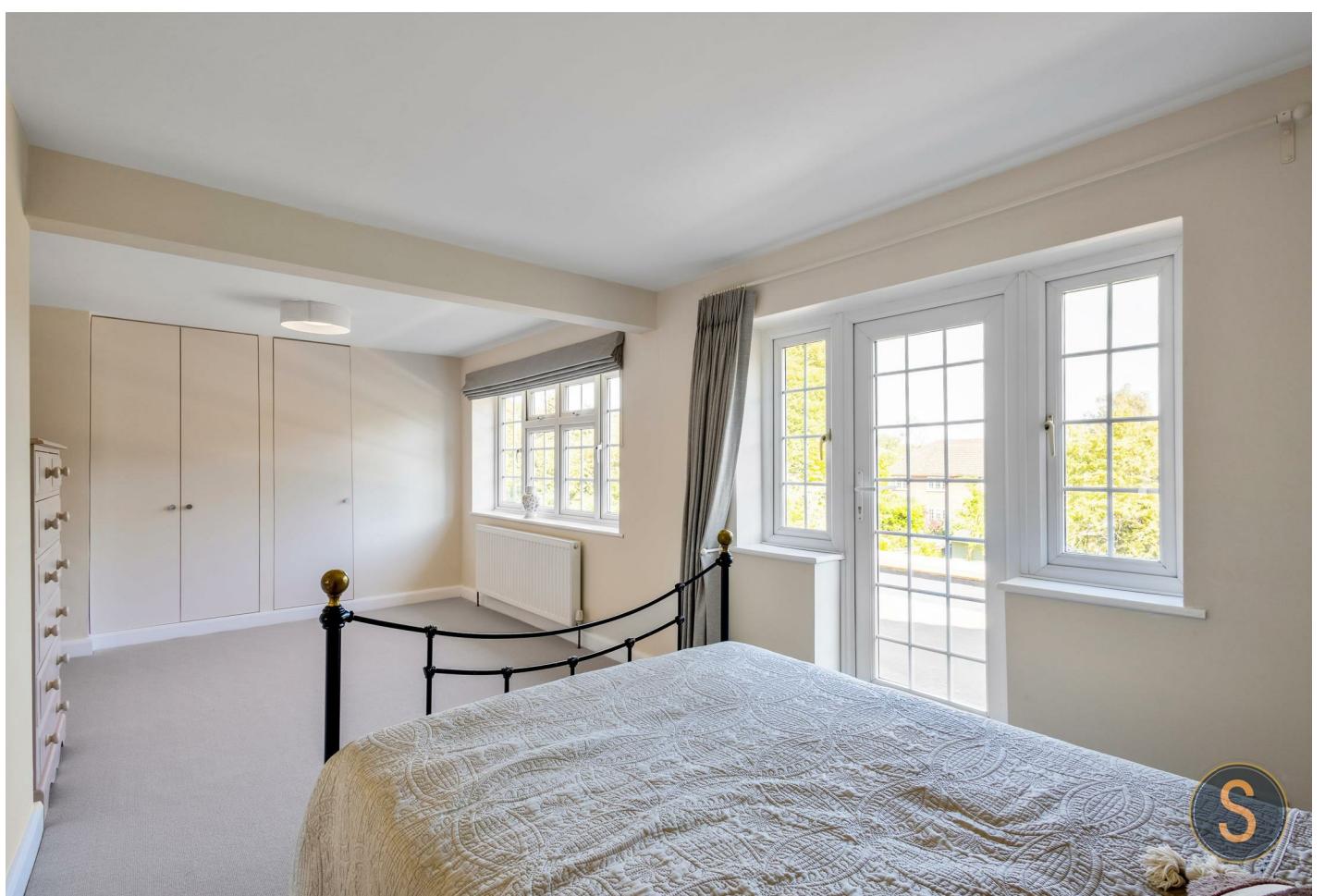
A spacious first floor landing has stairs rising to the second floor and doors opening to all first floor bedrooms and to a refitted first floor family bathroom. One of the bedrooms is a large 'L' shape and has windows to the front and rear and could be split into two double bedrooms if further accommodation is required. The third bedroom overlooks the rear garden while the principal bedroom has both windows and a door opening to the rear and providing superb panoramic views over the rear gardens. There is a large ensuite bathroom which boasts both a bath and separate walk in double width shower unit in addition to the wc and wash basin.

Second Floor

On the second floor level there are two double bedrooms, with good storage, both of which boast ensuite shower rooms and both provide excellent elevated views to the rear.

Outside

An extensive block paved driveway provides ample parking and turning space which leads to an integral garage. The rear garden is an undoubted feature of this superbly positioned family home. Mainly laid to lawn there is an extensive rear terrace which leads down to the main portion of the garden. The garden is exceptionally private and boasts a number of specimen trees and hedging throughout. There is a timber framed summer house to the rear corner and timber framed garden shed.



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