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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 £750,000

Berkhamsted

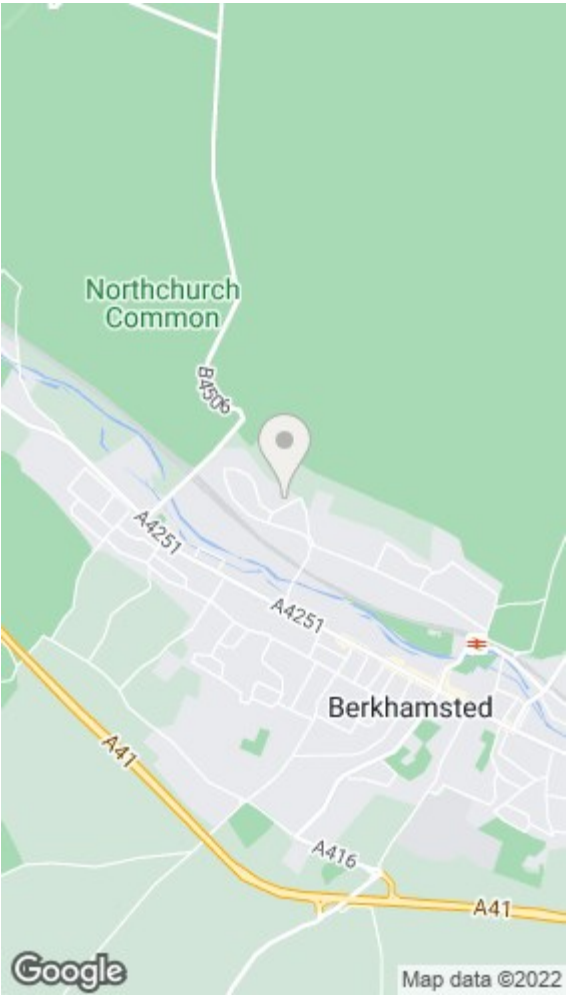
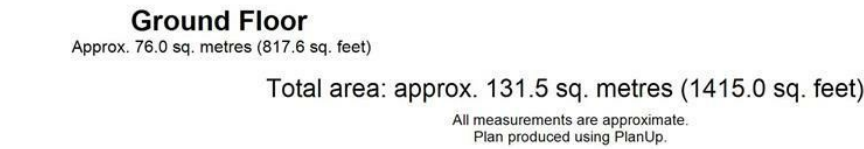
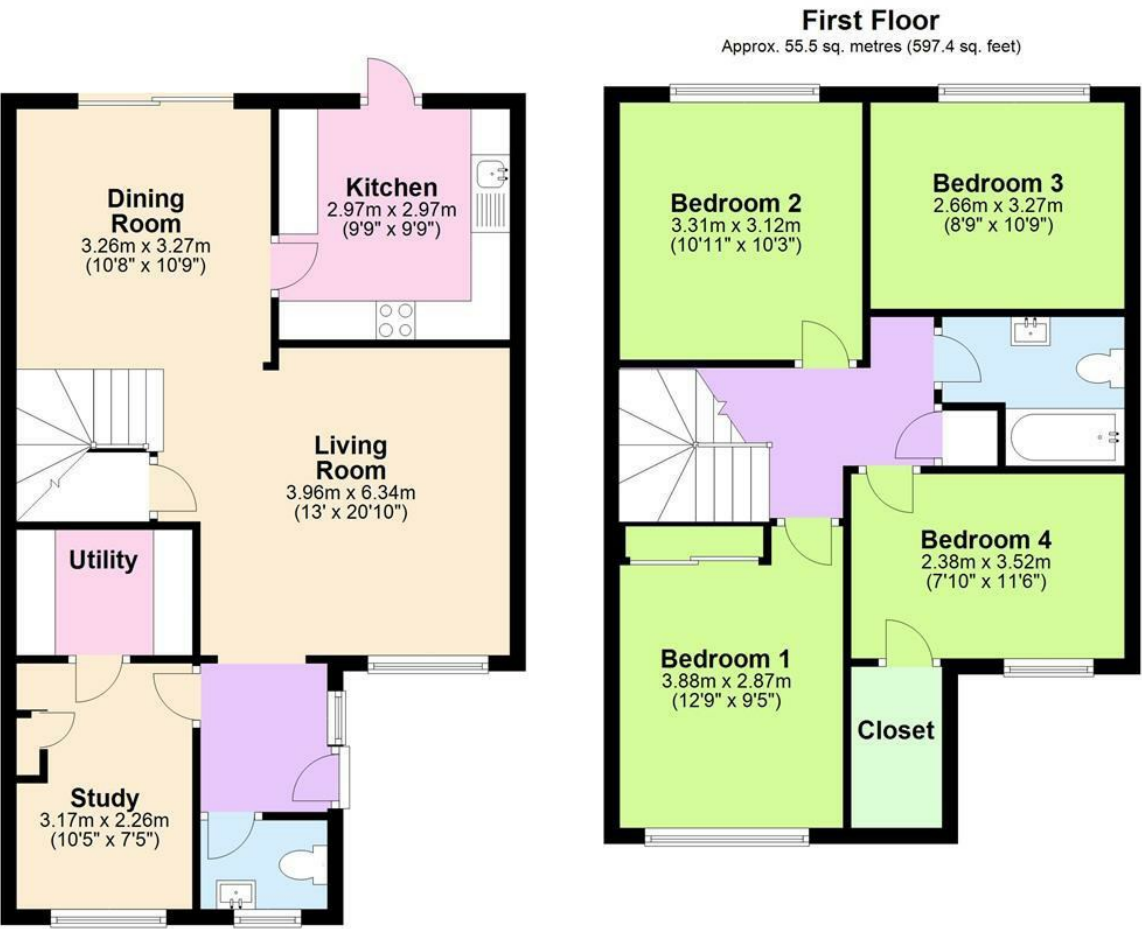
OFFERS IN EXCESS OF

£750,000

A rare chance to purchase a simply immaculate 4 bedroom detached family home with three reception rooms, refitted kitchen with separate utility and good size South facing garden - all within a cul-de-sac position and in walking distance of the High Street & Station.

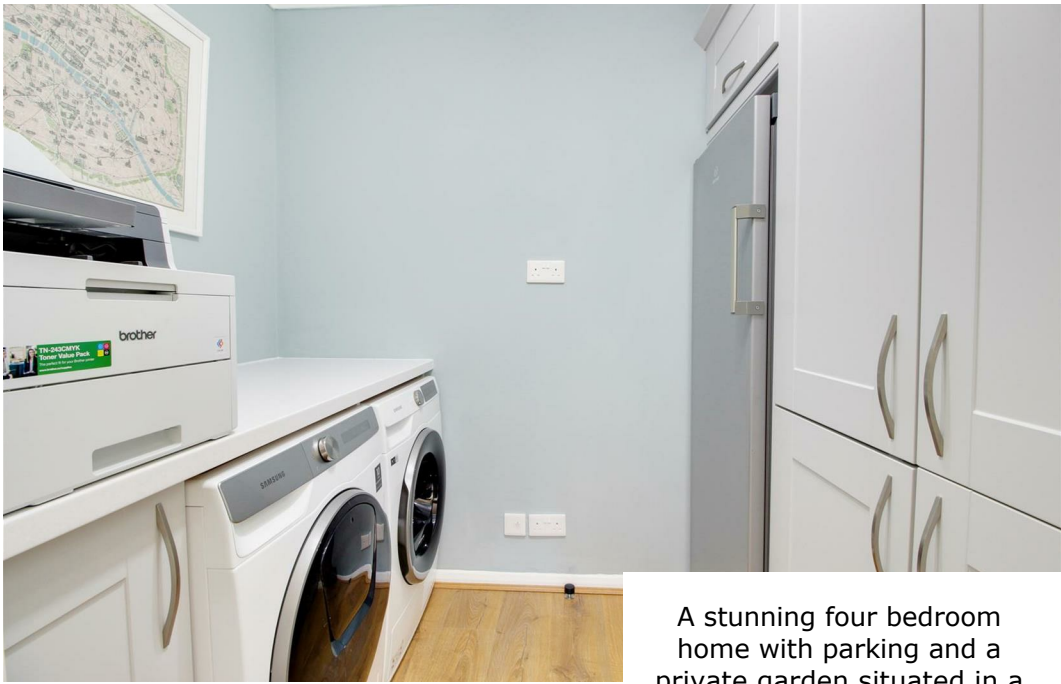


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		
(81-91) B		72	(81-91) 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 stunning four bedroom home with parking and a private garden situated in a popular road close to all amenities and boasting a South facing garden.



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Ground Floor
The entrance opens into a hallway with a downstairs WC, and a large bright and airy open plan living and dining area. The separate kitchen is high-end with plenty of cupboard space and integrated appliances, whilst overlooking the private south facing garden. The kitchen also boasts a utility room which is an added bonus, in addition to an office/study overlooking the front and making the property ideal for anyone working from home.

First Floor
Upstairs offers four good sized bedrooms with a sizeable modern bathroom, all of which provide the space and facilities for any growing family. It is worth noting that bedrooms two and three which are positioned at the rear of the property, have stunning and elevated views over the valley of Berkhamsted.

Outside
To the front of the property is a good size driveway with the option to extend this to accommodate more cars subject to STNP. There is side access available. The south facing rear garden is fully enclosed by a range of fencing with a paved patio area that is ideal for entertaining, with a couple of steps leading to the main portion of the garden. This is laid to lawn in the centre section with a second paved patio area to the right and a shed to the left.

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.

Transport Links
Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Education in the area
A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many Outstanding primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. Bridgewater School is on your doorstep! The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11-16) and co-educational teaching for boys and girls aged 3-18.

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. 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.



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