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Contact us for a free valuation  
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# Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £1,250,000

# Berkhamsted

## PRICE GUIDE

£1,250,000

A rare chance to purchase a detached period home in a no through road, town centre setting only moments walk from the High Street & Station offering three reception spaces, four double bedrooms, three bathrooms, garage and a Southerly facing garden with recently installed home office. Early viewings critical to avoid disappointment.



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### Bridge Street, Berkhamsted, HP4

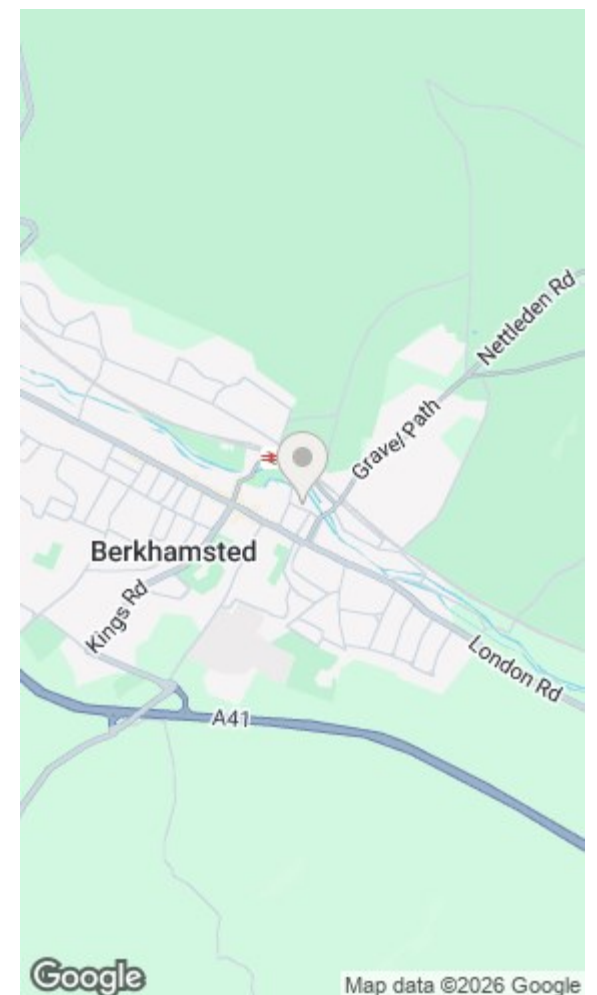
Approximate Area = 1655 sq ft / 153.7 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Outbuilding = 76 sq ft / 7 sq m  
 Total = 1891 sq ft / 175.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1195270



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |           | (82 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 <sub>2</sub> emissions |           |
| 80  | 63        |   |           |



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**TOWN CENTRE  
LIVING\*GARAGE\*SOUTHERLY  
GARDEN\*HOME GARDEN  
OFFICE\*4 BEDROOMS\*3  
RECEPTION ROOMS\*3  
BATHROOMS.**



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#### Ground Floor

The traditional 'front room' living room has a window to the front with fitted shutters, wide plank wood flooring and a cast iron wood burning stove. With fitted shelving and cabinets to either side of the chimney breast. From here stairs rise to the first floor and a door opens to a wonderful open plan 'L' shaped dining/family/kitchen space. The dining space leads directly to both the kitchen area and to the family room which has French doors opening to the rear garden. The kitchen area has a central island and a range of base and eye level units providing ample storage space. The kitchen has a window to the rear and doors opening to both the front and rear garden.

#### First Floor

The first floor landing has doors opening to three of the bedrooms and to the family bathroom which is fitted with a white three piece suite to include low level wc, wash basin and panelled bath with independently operated shower unit and screen over. The principal bedroom which is positioned at the rear of the property also boasts an ensuite shower room. A second staircase rises to the second floor.

#### Second Floor

The second floor landing area has a door opening to a spacious second/guest bedroom suite which has dual aspect lighting by means of Velux windows to the front and the rear. From here a door also opens to a dedicated ensuite shower room. This room also has the advantage of ample eaves storage space.

#### Outside

Characterful tiled flooring leads to the entrance door while double barn style doors open to the garage. There is a useful side passage which leads to the kitchen door. Directly to the rear of the garden is a composite decked area leading to the main part of the rear garden which is laid to lawn and fully enclosed by a characterful brick wall with a number of mature planting to all three rear boundaries. There is a recently constructed garden office cabin which is fully insulated with power and light.

#### The Location

Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities.. Milton Keynes and London are both easily accessible via the M1. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

#### Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline 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), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

#### Education In The Area

There are a number of excellent schools in the area including Berkhamsted School for Boys and Girls, Westbrook Hay, Merchant Taylors for Boys, Heatherton House, Royal Masonic School and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College.

#### 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.

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



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