



Berkhamsted

PRICE GUIDE

£1,695,000

Located in one of the most prestigious roads in Berkhamsted and offered for sale for the first time since construction in 1998.

Constructing to exacting standards to include Herringbone brickwork and Tudor style elevations the property is approached via private electric gates which open to a sweeping driveway leading to the property and detached double garage. As you enter the property you are greeted by a welcoming and spacious reception hall which has double doors leading to the two principal reception rooms. Further accommodation is a formal study and cloakroom. The kitchen/breakfast family area with separate conservatory occupies the majority of the rear aspect of the property and is ideal for modern day family living. The kitchen itself has been refitted recently with a stunning 'Smallbone' kitchen with solid granite worktops. The first floor has a galleried landing area which has doors opening to all five double bedrooms. Four of the bedrooms all have fitted wardrobes while both the master and second bedroom enjoy the benefit of luxuriously appointed ensuite bathrooms. The remaining three bedrooms are all served by the family bathroom which has a four piece suite. Externally the rear garden has an extensive flagstone patio area directly to the rear of the property leading to the main part of the garden which is laid to lawn and south west facing in aspect. ideal for summertime entertaining!

www.sterlinghomes.co.uk







A stunning individually constructed family home situated on one of the most prestigious roads in Berkhamsted.



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, including Debenhams and John Lewis department stores respectively. 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.

- 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, Tring and

Proximity To Stations & Airports - Berkhamsted Station(1.2 miles)
Tring Station(3.4 miles)
Chesham Station(3.7 miles)
London Luton Airport (12.4 miles)
London Heathrow Airport (20.1 miles)
London City Airport (32.6 miles)

Schooling 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.

Proximity To Schools - Reenway Primary and Nursery School (0.3 miles)
St Thomas More Roman Catholic Voluntary Aided Primary School (0.3 miles)
Westfield Primary School and Nursery (0.7 miles)
Amersham and Wycombe College (6.1 miles)
Missenden Abbey Adult Education College (6.3 miles)
Egerton-Rothsay School (0.3 miles)
Ashlyns School (1.0 mile)

Berkhamsted School (1.1 miles)
Westbrook Hay School (3.4 miles)

Sporting Interests - Berkhamsted Lawn Tennis &
Squash Rackets Club - <http://www.bltsrc.co.uk/>
Berkhamsted Rugby Union Football Club - [http://](http://www.pitchero.com/clubs/berkhamstedruc)
www.pitchero.com/clubs/berkhamstedruc
Berkhamsted Golf Club -
www.berkhamstedgolfclub.co.uk
Berkhamsted Leisure Club & Gym - [http://](http://www.sportspace.co.uk/)
www.sportspace.co.uk/

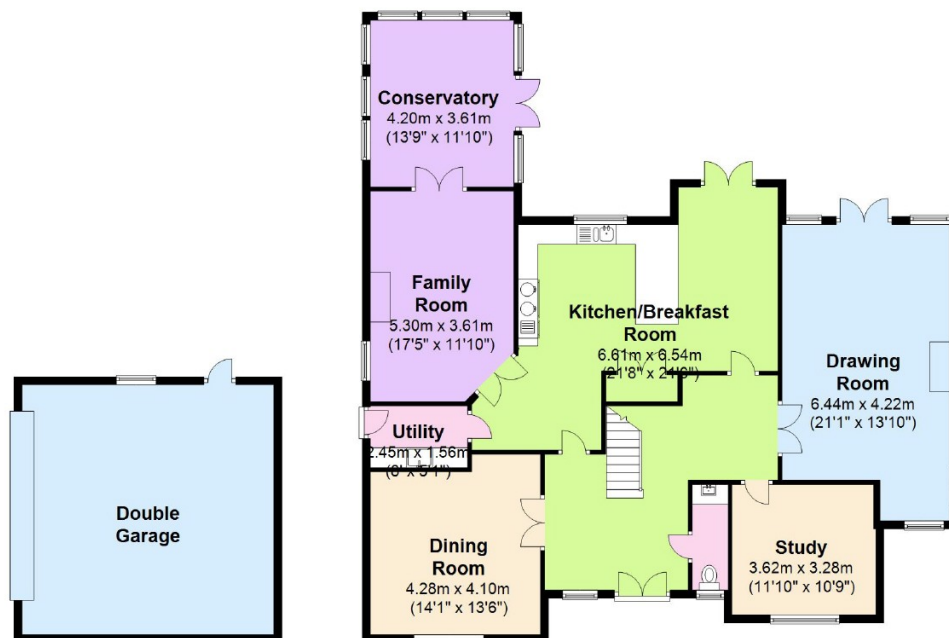
Places To Eat - Carluccios.com/restaurants/berkhamsted
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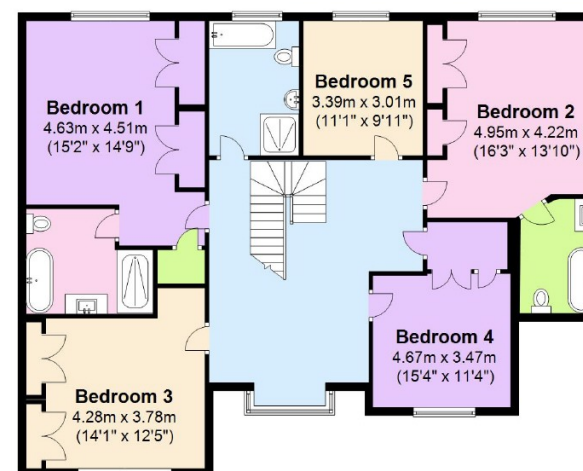
Ground Floor

Approx. 159.7 sq. metres (1719.1 sq. feet)



First Floor

Approx. 137.3 sq. metres (1477.5 sq. feet)



Total area: approx. 297.0 sq. metres (3196.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Our facebook page has finally arrived!



If you would like to be the first to know about **new properties** and **local information** then follow us on...

www.facebook.com/sterlingestateagents

We intend to post all **new instructions** before they go on **any other website** and before **any brochures** are purchased. So it will literally be properties that are **HOT OFF THE PRESS!**

www.sterlinghomes.co.uk

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