



PRICE GUIDE

£1,450,000

Offering a stunning plot and an absolute abundance of potential for re-development... situated on one of Berkhamsted's most prestigious roads!

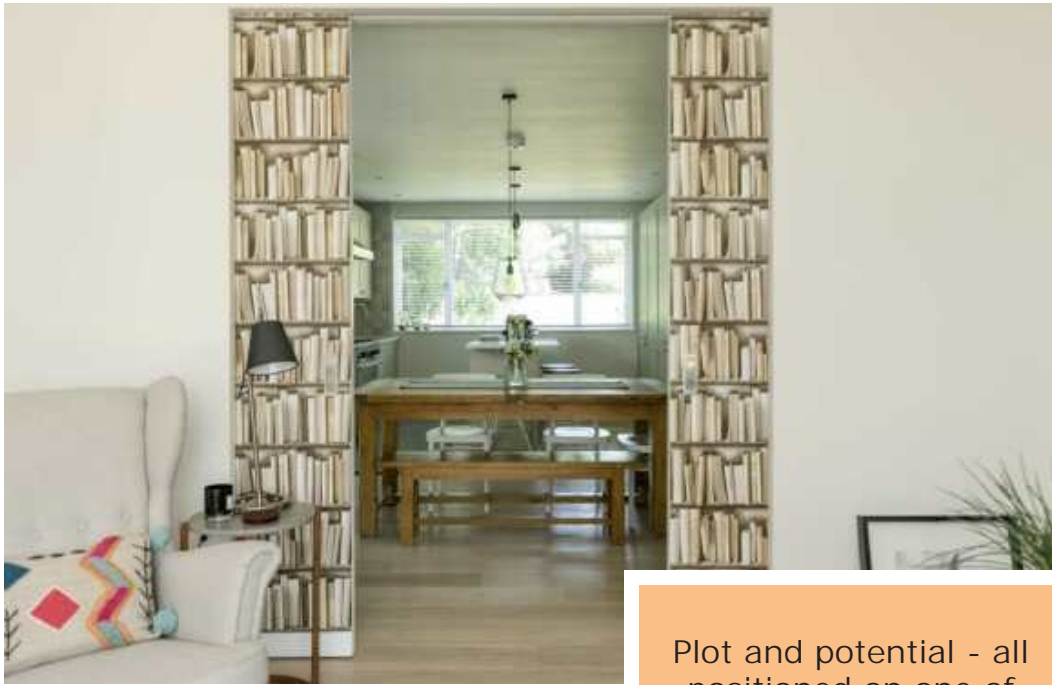
Upnore is an individual architect designed property which was built in the 1960's and benefits from a set back position on a wonderful plot. The property offers bright and airy accommodation over two floors and while presented to an excellent decorative order, would make an ideal purchase for a buyer wishing to take it to the next level with a program of enlargement and redevelopment.

In brief, the current ground floor accommodation comprises of living room, study, conservatory, spacious 'eat in' family kitchen with separate utility and cloakroom to the ground floor. A light and airy landing space leads to all five bedrooms and the family bathroom. The master bedroom has the advantage of an ensuite bathroom while the second bedroom enjoys a roof terrace overlooking the extensive rear gardens.

Meadway is a leafy private road on the station side of Berkhamsted town and boasts some of the finest properties in the area, many of which have been redeveloped to exacting and individual standards in recent years







Plot and potential - all positioned on one of Berkhamsted's most prestigious roads.



Accommodation - Accommodation - All ground floor rooms with the exception of the conservatory, are accessed via the spacious reception hall. The sitting room is separated from the family kitchen diner by means of sliding pocket doors and also provides access to the conservatory which has panoramic views over the front gardens and a door leading to a small south facing patio. This trio of spaces can be opened to form one large entertaining space or individually divided to accommodate open plan living or separate living spaces.

- The ground floor study has a southerly facing aspect and the utility room provides direct access to the garden. Finally, a guest cloakroom completes the ground floor accommodation.

- Stairs rise to the first floor and you are firstly presented with the door that opens onto bedroom two: this good sized room is currently set up as a teenagers TV room but could easily become a guest bedroom with space to add an ensuite. A glazed door provides access to a good size roof terrace. Walking further down the landing, doors lead to the remaining four bedrooms and the family bathroom. The master bedroom greets you via a private lobby area with built in linen store then opens to the master bedroom with two sets of double wardrobes and a luxury fitted ensuite shower room.

- The other three south facing bedrooms all benefit from fitted cupboards. The family bathroom has been fitted with a white three piece suite and there is also a useful laundry cupboard which houses the washing machine and tumble drier. Also accessed from the landing is the hatch to an extensive attic space which provides a prime area to convert to further accommodation STNP.

Outside - A driveway sweeps into the front of the property and up to the parking and garaging area. The property benefits from a set back position and good size frontage which is mainly laid to lawn, there are also well stocked borders, hedging and a specimen tree given an excellent soft screen of privacy.

- The rear garden is gradually tiered into four sections. The first section, directly at the rear of the house is laid with high quality pebbles and forms the 'al fresco' dining area with steps leading to the second & third tiered areas, laid to lawn and fully enclosed by fencing, mature herbaceous borders, shrubs and trees. A longer than average garage, covered portico, gardeners wc and store complete the package of a property we believe offers the best potential in the town of Berkhamsted.

Agents Notes 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.

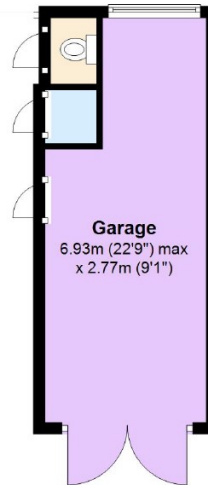
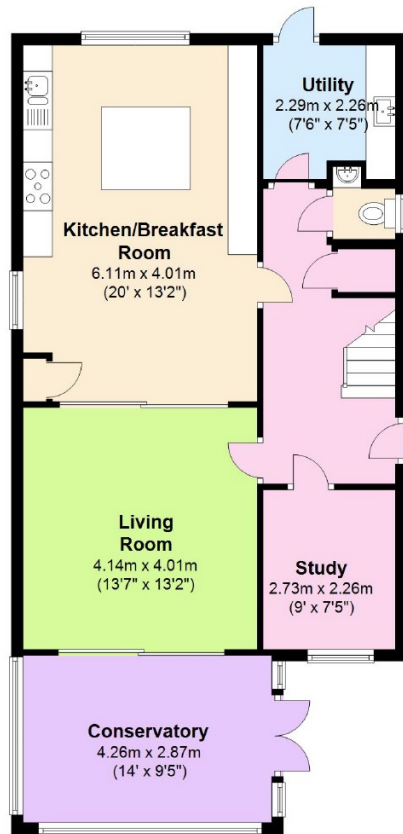
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



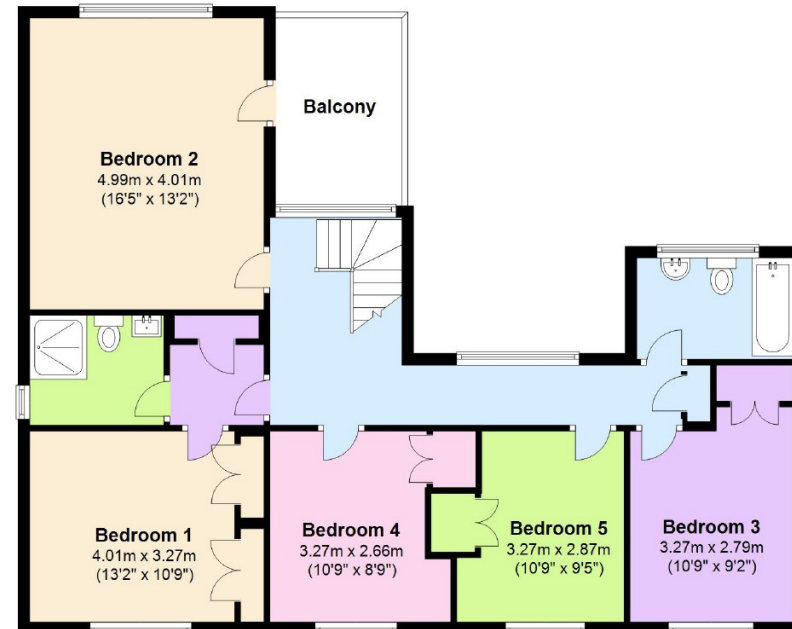


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Ground Floor



First Floor



All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...

sterling 
estate agents

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you to **sell** or **let** your **property**?

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and let's see if we can **tempt** you!

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