



# Berkhamsted

OFFERS IN EXCESS OF  
£1,250,000

An imposing 'halls adjoining' Edwardian Villa, provides a rare opportunity to own this substantial period property with spacious accommodation arranged over four floors approaching 3300 sq ft. Along with an impressive landscaped garden and private off-road parking for three to four cars to the front. Located in the heart of the Berkhamsted town centre, just a short walk to the High Street and main line station as well as moments away from the canal.

On the ground floor there are two spacious reception rooms, both with ornate feature fire places, conservatory, two fitted kitchens and a downstairs cloakroom as well as stairs leading to the cellar. To the first floor is a spacious main bedroom with en-suite and dressing room as well as two further bedrooms, family bathroom and utility room. Finally on the second floor are three double bedrooms, shower room and a separate wc.

To the rear the garden is fully enclosed with a patio entertaining area, mature shrub borders, lawned area and shed. To the front is a paved drive way which can accommodate up to four cars.







An Edwardian semi detached property situated in the heart of Berkhamsted Town centre.



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 and Tring.

Proximity To Stations & Airports - Berkhamsted Station(0.5 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 - Greenway 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-Rothesay School (0.3 miles)  
 Ashlyns School (1.0 mile)

Berkhamsted School (0.5 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://www.pitchero.com/clubs/berkhamstedrufc>  
Berkhamsted Golf Club -  
[www.berkhamstedgolfclub.co.uk](http://www.berkhamstedgolfclub.co.uk)  
Berkhamsted Leisure Club & Gym - <http://www.sportspace.co.uk/>

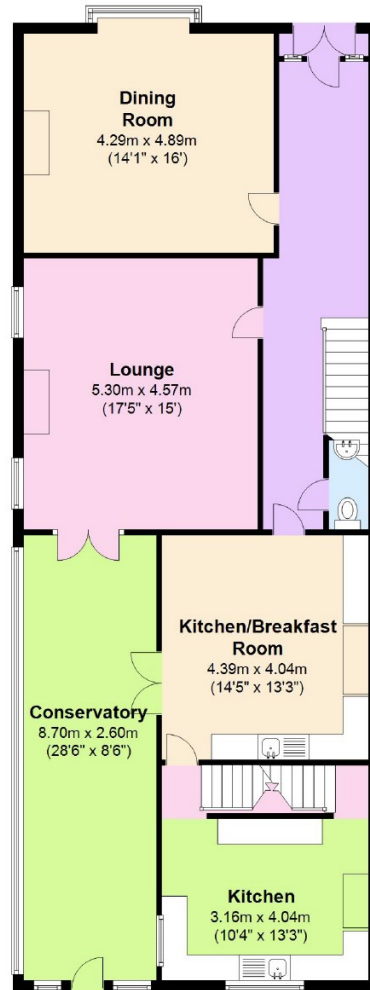
Places To Eat - [Carluccios.com/restaurants/berkhamsted](http://Carluccios.com/restaurants/berkhamsted)  
[zaza.co.uk/restaurants/berkhamsted](http://zaza.co.uk/restaurants/berkhamsted)  
[bills-website.co.uk/restaurants/berkhamsted/](http://bills-website.co.uk/restaurants/berkhamsted/)  
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### Ground Floor

Approx. 124.5 sq. metres (1339.7 sq. feet)



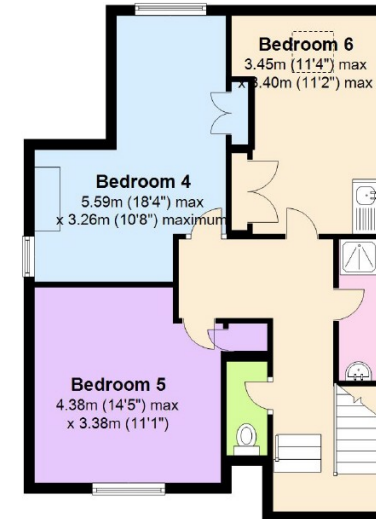
### First Floor

Approx. 100.8 sq. metres (1084.7 sq. feet)



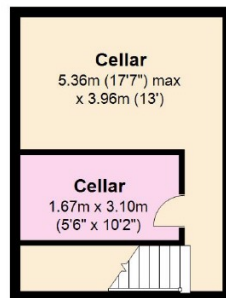
### Second Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



### Basement

Approx. 21.2 sq. metres (228.0 sq. feet)



Total area: approx. 308.4 sq. metres (3319.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

# Temptation comes in many forms...

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