





# Berkhamsted

## OFFERS IN EXCESS OF

£1,750,000

Sterling Estate Agents Select & Country Homes Department are delighted to offer for sale this prestigious detached family residence, situated on a plot spanning in excess of one acre and providing scope for extension and remodelling of existing accommodation. The property is located in a sought after road within a short walk of mainline station and the town centre.

To the ground floor there are two spacious reception rooms overlooking the vast rear garden, fitted kitchen breakfast room and downstairs w/c.

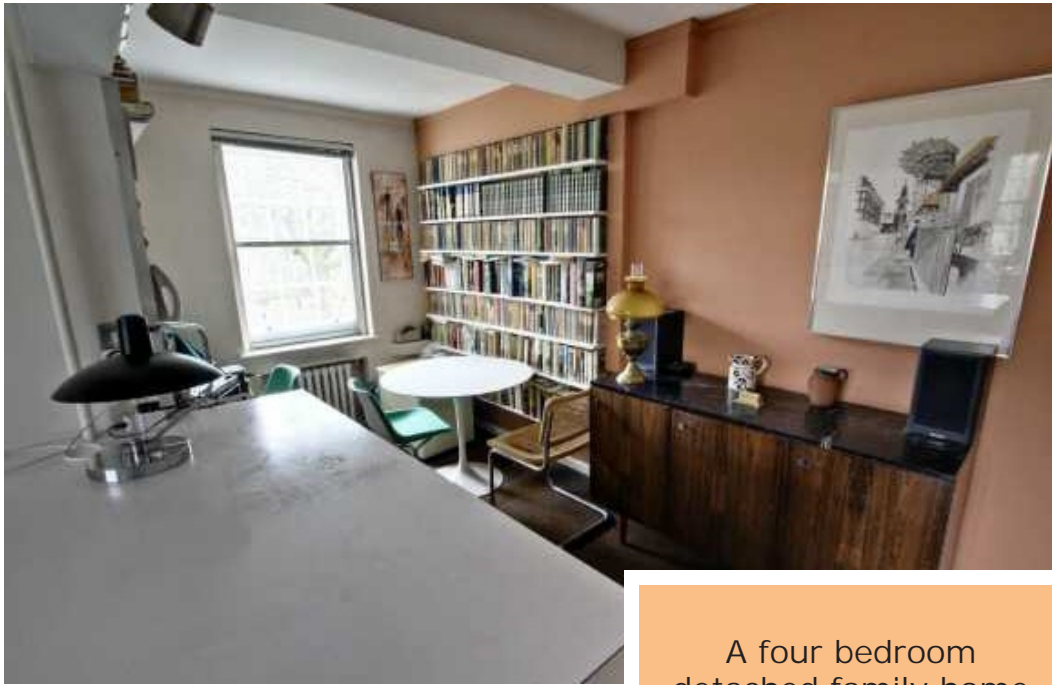
To the first floor there are four good sized bedrooms including a master bedroom with ensuite and separate family bathroom.

A sweeping gravelled driveway leads to a detached double garage with established garden including mature borders. Surrounded by lawned areas to the front of the house. The rear garden is mainly laid to lawn with patio area as well as a vegetable plot which is all enclosed by mature hedging.









A four bedroom detached family home situated on a plot in excess of one acre.



Entrance hall - Door to front, stairs to the first floor landing, an understairs cupboard, radiator and window to the front as well as doors leading to all the reception rooms.

Cloakroom - Low flush WC, bowl wash hand basin with separate hot and cold taps, radiator, window to side.

Lounge area - Solid wood flooring, patio doors to rear, window to the rear and window to side as well as a radiator.

Dining area - Solid wood flooring, door to garden room, radiator and window to rear.

Kitchen/breakfast room - Fitted with a range of base units and wall cabinets with worktops, cooker point with extractor fan, space for fridge freezer. Larder, sink with mixer taps and double drainer, windows to front and side, door leading to lobby, radiator, tiled floor.

Lobby area - Storage cupboard, airing cupboard and doors to utility/cloakroom and rear garden.

Utility room/cloakroom - Plumbing for washing machine, low level w/c, belfast sink and window to side.

Garden Room - Windows to side and rear and door leading to the rear garden.

Landing - Two double cupboards, a large window to front, doors leading to all the bedrooms and bathroom.

Bedroom one - Windows to rear and side over looking the impressive rear gardens, loft access, three built in wardrobe's. Door leading to the en suite.

En suite - Suite comprising of bath, low flush WC, pedestal wash hand basin with mixer tap, bidet, tiled walls and a window to side.

Bedroom two - Windows to rear and side, wash hand basin and two double wardrobe's.

Bedroom three - Window to front.

Bedroom Four - Window to side.

Bathroom - Suite comprising of bath, wash hand basin, low flush WC, part tiled walls, windows to side.



Outside -

Driveway and front garden - A long sweeping gravelled driveway, providing off street parking for several cars, leading to the double garage. The large south easterly facing front garden is mainly laid to lawn, with mature shrub borders.

Side and Rear gardens - Sun terrace, with views over the surrounding gardens, mainly laid to lawn with some flower, shrub and herbaceous borders as well as a pond, vegetable plot, green house, outside tap and shed all of which is surrounded by mature hedging.

Summer House - Door to side, windows to side and front, double doors to rear over looking the garden.

Double garages - Incorporating cupboards to rear & side with access from outside only, as well as a side door on the garage nearest to the house.







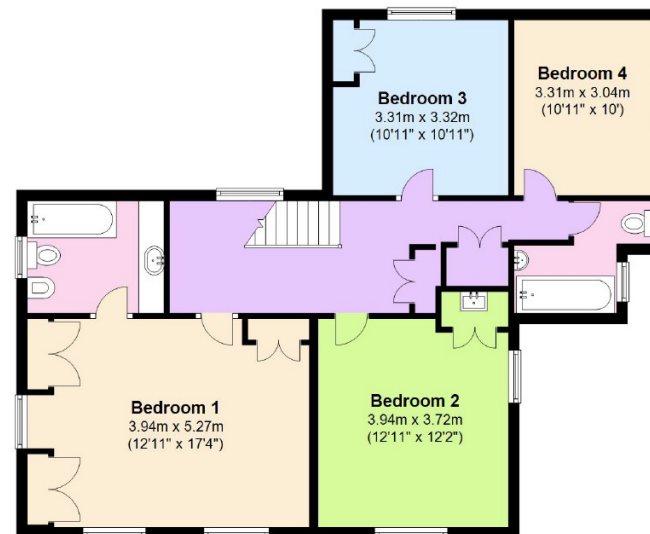
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**Ground Floor**



**First Floor**



All measurements are approximate.  
Plan produced using PlanUp.

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