



# Berkhamsted

## OFFERS IN EXCESS OF

£1,250,000

Presented to the market in high decorative order and positioned towards the end of a sought after cul-de-sac outside the town centre of Berkhamsted. Offering well balanced accommodation yet retaining excellent scope to enlarge further (STNP) the property has a spacious entrance hall which has doors opening to a formal living room, family room, cloakroom and to a wonderful family kitchen which has a breakfast area, dining area, study zone and separate utility room.

The first floor landing has a large window overlooking the rear aspect and gardens and doors from the landing open to all first floor accommodation. There are five bedrooms, of which the principal bedroom has an ensuite shower room. The family bathroom is exceptionally spacious with a vanity unit incorporating two wash basins and wc with concealed cistern.

Externally there is a private block paved driveway leading to a double garage and a good size front garden. The rear garden is westerly facing in aspect with a large patio area, ideal for entertaining leading to the main part of the garden which is laid to lawn.







A well presented family home towards the end of a sought after cul-de-sac.



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.

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.

Proximity To Stations - Berkhamsted (0.8 miles)  
Hemel Hempstead (3.7 miles)  
Chesham (3.7 miles)

Schooling In The Area - Greenway Primary and Nursery School (0.4 miles)  
St Thomas More Roman Catholic Voluntary Aided Primary School (0.4 miles)  
Victoria Church of England Infant and Nursery School (0.6 miles)  
Amersham and Wycombe College (5.9 miles)  
Missenden Abbey Adult Education College (6.6 miles)  
West Herts College (9.7 miles)  
Ashlyns School (0.5 miles)  
Berkhamsted School (0.7 miles)  
Egerton-Rothesay School (0.7 miles)

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

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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Approximate Gross Internal Area  
Ground Floor = 93.9 sq m / 1011 sq ft  
First Floor = 86.0 sq m / 925 sq ft  
Garage = 28.6 sq m / 308 sq ft  
Total = 208.5 sq m / 2244 sq ft



# Temptation comes in many forms...

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estate agents

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

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