



Berkhamsted

OFFERS IN EXCESS OF

£1,000,000

'Select Homes' of Sterling Estate Agents are delighted to welcome this impressive five double bedroom family home to the open market, having been the subject of wonderful extensions and renovation over the years.

In brief, highlights of the property include:

- Three reception rooms to the ground floor with the two main reception rooms overlooking the rear gardens.
- Fitted kitchen/ breakfast room with wall and base units, work tops and a range of integrated appliances as well as having a utility room and downstairs cloakroom.
- First floor has a Master bedroom with ensuite, as well as three further double bedrooms and family bathroom.
- Driveway, garage and a rear garden with established and well tendered beds and borders.
- Far reaching views over the surrounding Chilterns countryside .

Early viewing is recommended to avoid disappointment.







A unique family home with far reaching views over surrounding countryside and within walking distance to the 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 are 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 (0.6 miles)
Hemel Hempstead (2.9 miles)
Tring (4.0 miles)

Schooling In The Area - Swing Gate First School & Nursery (0.7 miles)
Victoria Church of England First School Berkhamsted (0.8 miles)
Potten End Church of England First School (0.9 miles)
Ashlyns School (1.1 miles)
John F Kennedy Catholic School (2.1 miles)
The Cavendish School (2.8 miles)
Berkhamsted 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
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.





www.sterlinghomes.co.uk

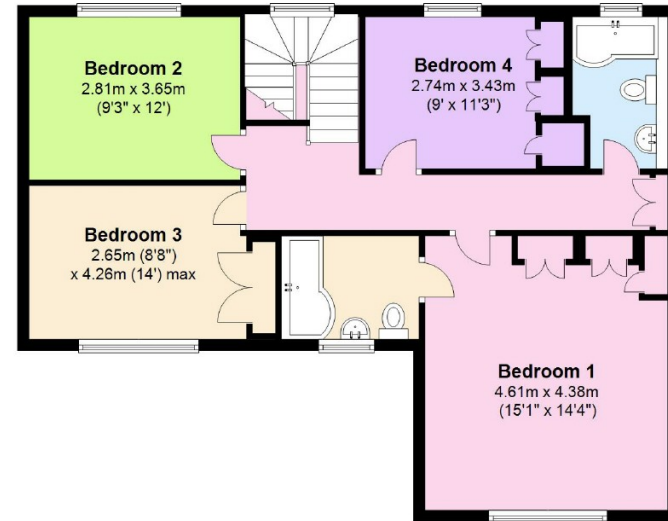
Ground Floor

Approx. 145.0 sq. metres (1561.2 sq. feet)



First Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



Total area: approx. 218.7 sq. metres (2354.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...

sterling 
estate agents

Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

Contact us for a **free valuation**
and let's see if we can **tempt** you!

Tring, Wendover,
Aylesbury & Villages:
01442 828 222

Berkhamsted Select
& Country Homes:
01442 879 996

Hemel, Boxmoor
& Bovingdon:
01442 230 888

Kings Langley, Abbots
Langley & Watford:
01923 270 666



www.sterlinghomes.co.uk