



Berkhamsted

OFFERS IN EXCESS OF

£1,250,000

Located at the head of a prestigious cul-de-sac off Gravel Path which is within striking distance of the mainline train station, High Street and general local amenities of Berkhamsted Town.

Approaching 3000 sq ft in size and benefitting from a central position within a generous plot the property is offered for sale in good decorate order through and with accommodation arranged over two floors. A spacious entrance hall welcomes you into the property with doors opening to the living room, dining room, study, cloakroom and family size kitchen/ breakfast room which also benefits from a separate utility room with internal door to the double garage.

The first floor landing has doors opening to all 6 bedrooms which are all of double proportions. In addition to the family bathroom both the principal bedroom and the guest bedroom are served by ensuite shower rooms. A wonderful feature of the principal bedroom is the door opening to the balcony which affords commanding views over the cul-de-sac and countryside beyond.

Externally there is a five bar gate opening to an extensive front driveway with access down both sides of the property to the rear garden which is mainly laid to lawn. The property also boasts an extensive front garden and a high degree of privacy to both aspects.





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A generous family home approaching 3000 sq ft in a end cul-de-sac position on the station side of the town.



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 (0.6 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.

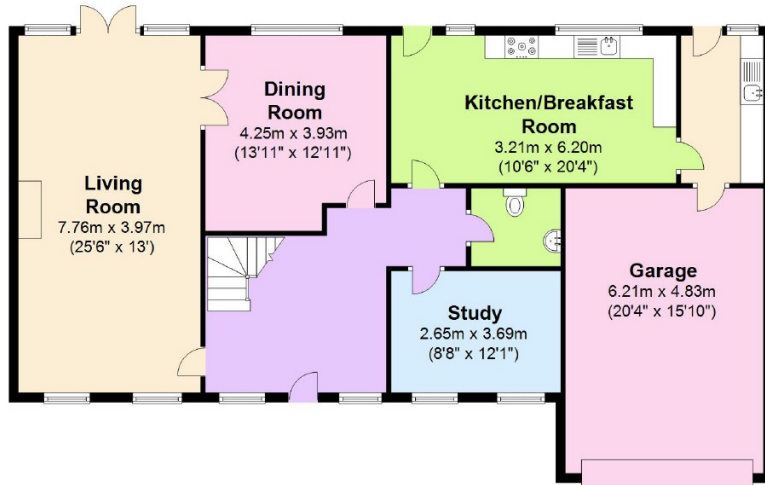
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.





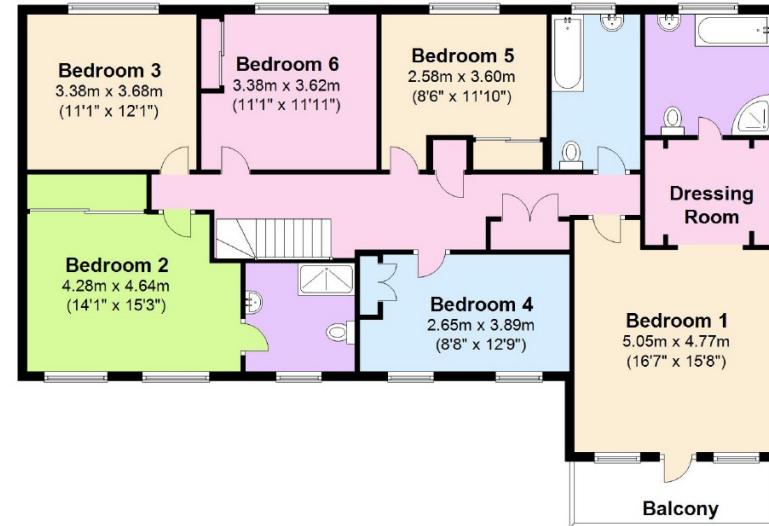
Ground Floor

Approx. 133.2 sq. metres (1433.8 sq. feet)



First Floor

Approx. 132.0 sq. metres (1420.4 sq. feet)



Total area: approx. 265.2 sq. metres (2854.2 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**?

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

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