



# Berkhamsted

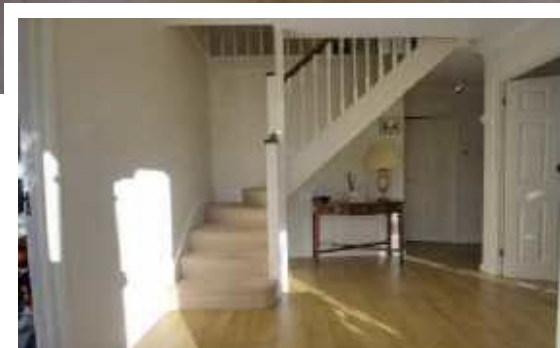
£1,250,000

Located at the head of this sought after cul-de-sac, Sterling Select Homes department in Berkhamsted is delighted to present a Neo-Georgian style detached family home to the open market.

Presented for sale in good decorative order throughout the property offers ample and extended accommodation to the ground floor which is ideal for a growing family. There are four reception rooms including a living room in excess of 25 ft, a dining room overlooking the rear garden, separate ground floor study - all three of which are accessed directly from the magnificent entrance hall way and a wonderful family room which is accessed directly from the kitchen/breakfast room.

The first floor offers five exceptionally well proportioned bedrooms and a refitted family bathroom. The master bedroom has the benefit of a spacious ensuite shower room which boasts twin wash basins. One advantages of the bedroom in this property is the fact that all five have fitted wardrobes.

Externally the property offers a good size frontage which comprises of a lawned area and block paved driveway providing ample parking and leading directly to the double garage with electric up and over door. The rear garden is exceptionally private and mainly laid to lawn with patio areas directly to the rear of the house and in one corner.







A wonderful family home in a prime cul-sa-sac location in the heart of Berkhamsted.



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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 Schools - 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)

Information 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

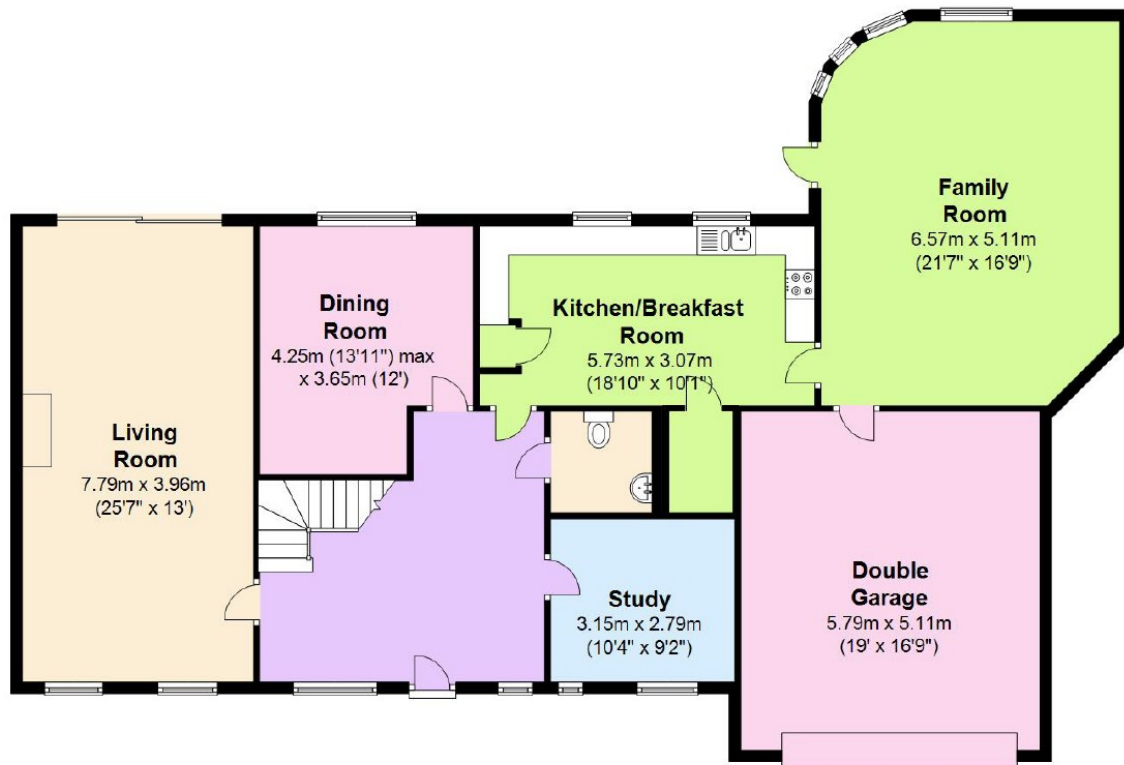
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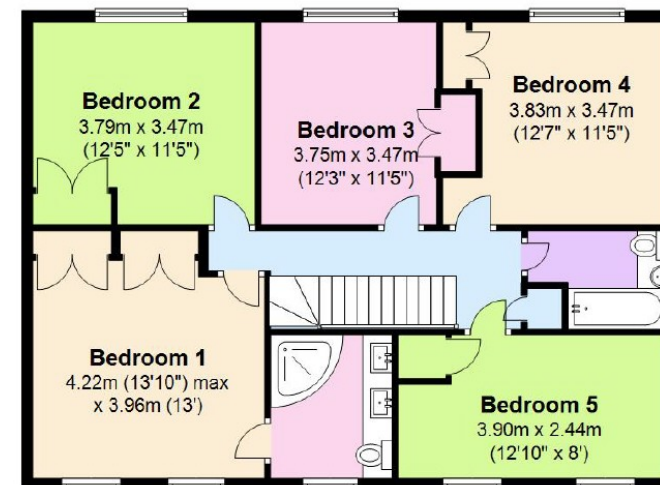
## Ground Floor

Approx. 161.5 sq. metres (1737.9 sq. feet)



## First Floor

Approx. 84.5 sq. metres (909.6 sq. feet)



Total area: approx. 246.0 sq. metres (2647.5 sq. feet)

All measurements are approximate.

Plan produced using PlanUp.

# Temptation comes in many forms...

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

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