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# Temptation comes in many forms...



**Berkhamsted**

OFFERS IN EXCESS OF £1,350,000

# Berkhamsted

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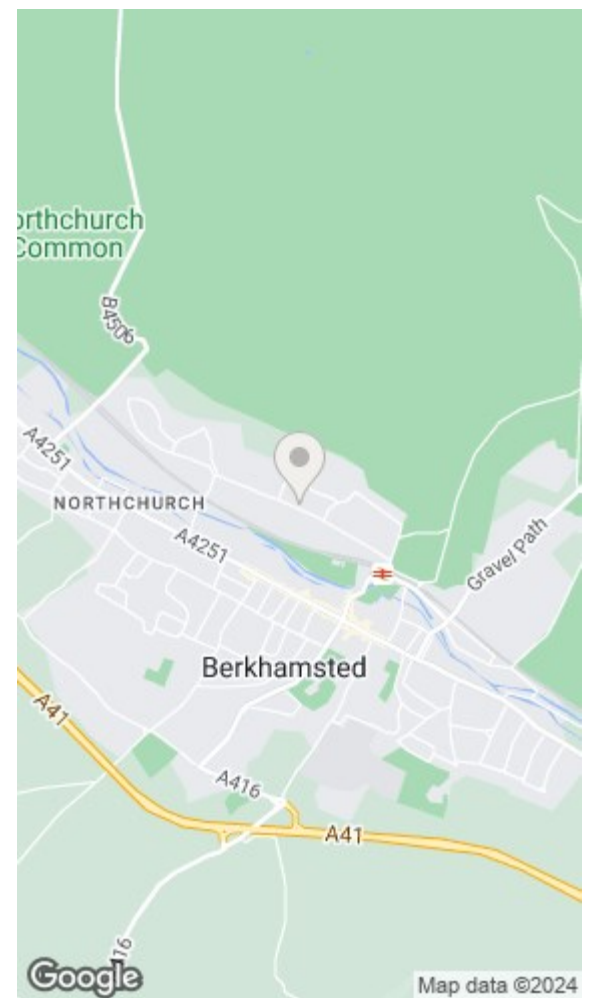
\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\*\*\*\*DISCREET MARKETING CAMPAIGN\*\*\*An exceptionally flexible detached family home which can be configured as either a 4 or 5 bedroom home with stunning open plan kitchen/dining room, principal bedroom with dressing room and en-suite shower room and located just 10 minutes walk from the station & High Street.



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Total area: approx. 213.1 sq. metres (2293.8 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	77		



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#### Ground Floor

A spacious reception hall welcomes you into the property. With a full height cloaks cupboard on one side there are French doors opening to a side courtyard, stairs rising to the first floor with storage cupboard under and doors to all ground floor accommodation. Directly ahead of you is a ground floor shower room with a door to the right hand side opening to a dual aspect ground floor double bedroom which also boasts a host of fitted wardrobes. A study to the front with fitted wardrobe overlooks the front and could easily be used as a fifth bedroom. A dedicated living room with wood burning stove also overlooks the front of the property. The kitchen/dining room is of magnificent proportions and fitted with a comprehensive range of base and eye level units. With French doors opening to the side and windows to the rear natural light floods this space while a wood burning stove makes this a wonderful relaxing retreat in winter months.

#### First Floor

The first floor landing has doors opening to a further three double bedrooms and to the spacious family bathroom which boasts both a panelled bath and a separate walk in shower cubicle. One of the bedrooms overlooks the rear while the other two first floor bedrooms overlooks the front of the property with stunning, elevated views over the valley. The principal bedroom boasts not only a dedicated dressing room but an luxuriously appointed ensuite shower room.

#### The Outside

The front of the property is exceptionally well screened by a mature high level hedgerow which has an opening to the block paved driveway which provides ample parking and turning space and leads to the single garage which has composite double doors. There is a good size front garden area laid to lawn and side access to the rear of the property where there is a patio area directly to the rear of the house with steps leading to the main portion of the garden which is mainly laid to lawn with several mature beds and borders. To one rear corner is a summer house and hard standing laid to a resin bound finish and making the ideal spot to enjoy the setting sun.

#### The Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and gothic town hall remaining prominent features of the community. The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

#### Education In The Area

A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many outstanding primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11-16) and co-educational teaching for boys and girls aged 3-18.

#### Travel Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4 miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

#### Agents Information For Buyers

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.



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