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Temptation comes in many forms...



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Berkhamsted

OFFERS OVER £475,000

Berkhamsted

OFFERS OVER

£475,000

Located in a wonderful position just outside of the main High Street of Berkhamsted yet within easy striking distance of infant, primary, junior and senior schools in this popular town. A particular highlight of the property is the traffic free location and the refitted open plan kitchen/dining/family room.

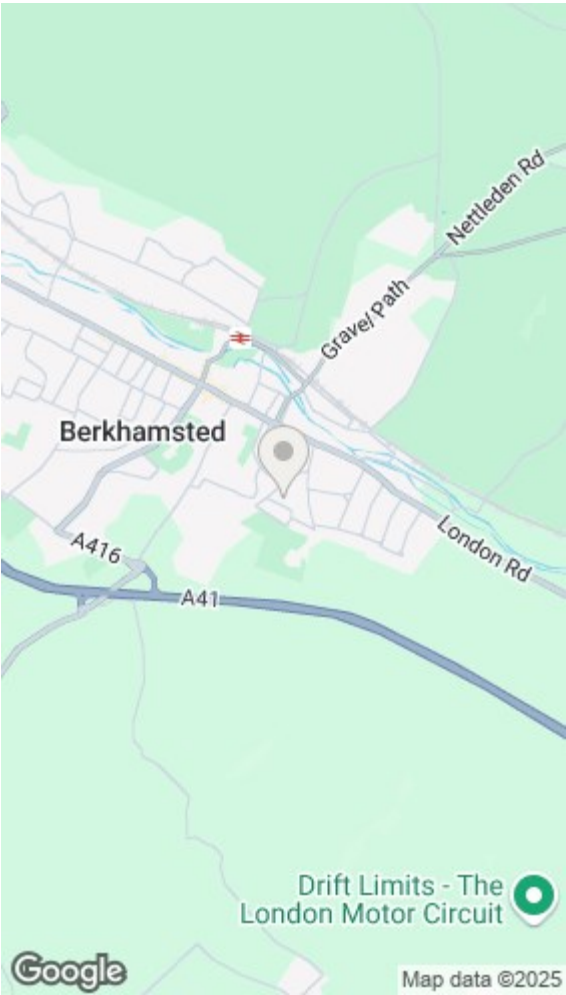


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Total area: approx. 86.3 sq. metres (929.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A realistically priced end of terrace property in a cul-de-sac location in central Berkhamsted.



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Ground Floor
The entrance hall to the ground floor has stairs rising to the first floor landing and a door opening to a dedicated living room which has a window overlooking the front aspect. To the right hand side a door opens to a ground floor cloakroom while directly ahead of you a door opens to a wonderful open plan kitchen/dining/family room. Refitted to a good standard the kitchen boasts a range of base and eye level units with roll top work surfaces over and decorative tiling to all splash sensitive areas. There is a window and French doors opening to the rear garden which allows natural light to spread this space.

First Floor
The first floor landing has doors opening to all three of the bedrooms and to the family bathroom which is fitted with a white three piece suite to include a walk in double width shower cubicle, wash basin with vanity unit under and a low level wc with concealed cistern. One of the bedrooms has a window to the rear with wonderful views while the other two bedrooms overlook the front.

Outside
The front garden is enclosed by a low level picket fence with a gate opening to a hardstanding pathway leading to the front door. There is an area at the front laid to shingle with a pedestrian gate to the side with pathway leading to the rear garden. The rear garden is ideal for low maintenance. Westerly facing in aspect there is an Indian sandstone patio area and a timber deck whilst being fully enclosed by fencing and with a timber framed garden shed to one corner.

The Location
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

Transport Links
Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

Agents Information For Buyers
Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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