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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!

# Temptation comes in many forms...



# Berkhamsted

OFFERS IN EXCESS OF

£750,000

A stunning family home which has been designed with modern day living very much in mind to include a wonderful open plan kitchen/breakfast/dining room with bi-folding doors opening to a stunning Westerly facing rear garden.

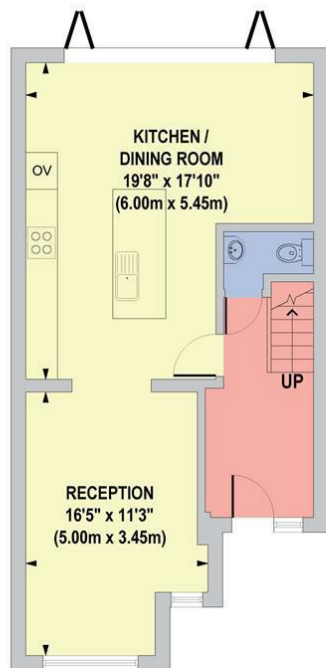
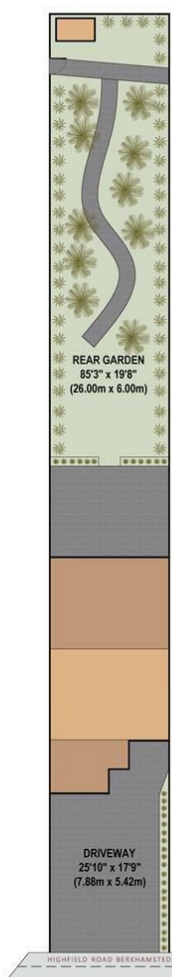


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

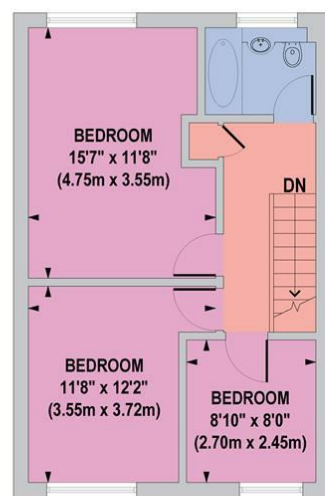
## HIGHFIELD ROAD

BERKHAMSTED

Approximate Gross Internal Floor Area  
1095 sq. ft / 101.78 sq. m



GROUND FLOOR



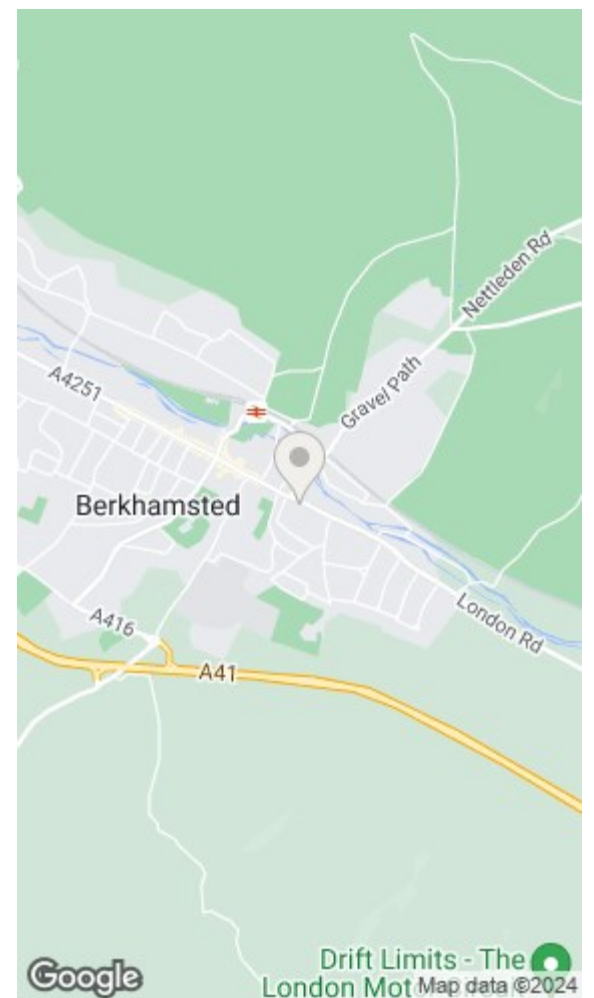
FIRST FLOOR



OUTBUILDING

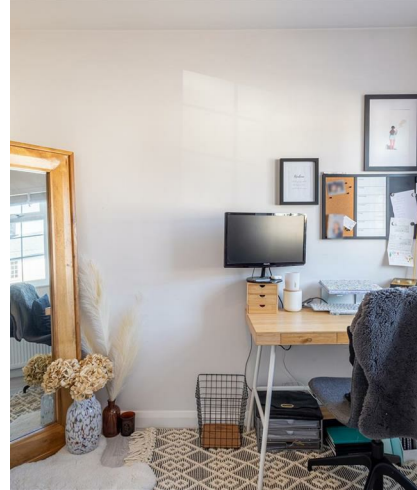
Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(11-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A simply stunning refurbished home a stones throw from the bustling High Street of Berkhamsted.



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#### Ground Floor

As you enter the reception hallway you are immediately struck by the high quality refurbishment of this stunning home. Stairs rise to the first floor landing while a door directly ahead of you opens to the ground floor cloakroom which has feature tiling to the walls and is fitted with a two piece suite. Moving through the property a door to the left hand side opens to the most magnificent open plan kitchen/breakfast/dining room which has been fitted with a comprehensive range of industrial style base and eye level units which also incorporates a central island with breakfast bar. Bi-folding doors open to the rear garden while an opening leads to the dedicated living room which has two windows to the front aspect.

#### First Floor

Ascending to the first floor landing there is a hatch to the attic space and doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite which include a shower unit over the bath with shower screen. Two of the bedrooms overlook the front of the property while the main bedroom overlooks the rear and provides wonderful elevated views over the landscaped rear garden.

#### Outside

The front block paved driveway provides parking for several cars and leads to the front door. Directly to the rear of the property is an ideal entertaining area laid to oversize patio flagstone and leading to the main part of the garden which is laid to lawn. There are a variety of mature borders to either side of the boundaries giving an array of colour. The garden is fully enclosed by a range of fencing.

#### 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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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

#### 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.

#### Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

#### Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the sports centre circa 1.5 miles from the property which provides swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside.

#### Transport Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles 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.



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