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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
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# Temptation comes in many forms...



Berkhamsted

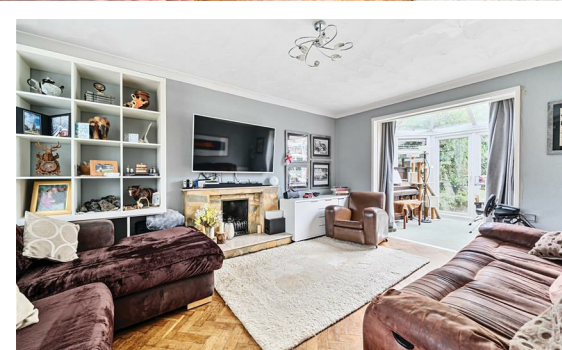
PRICE GUIDE £1,500,000

# Berkhamsted

## PRICE GUIDE

£1,500,000

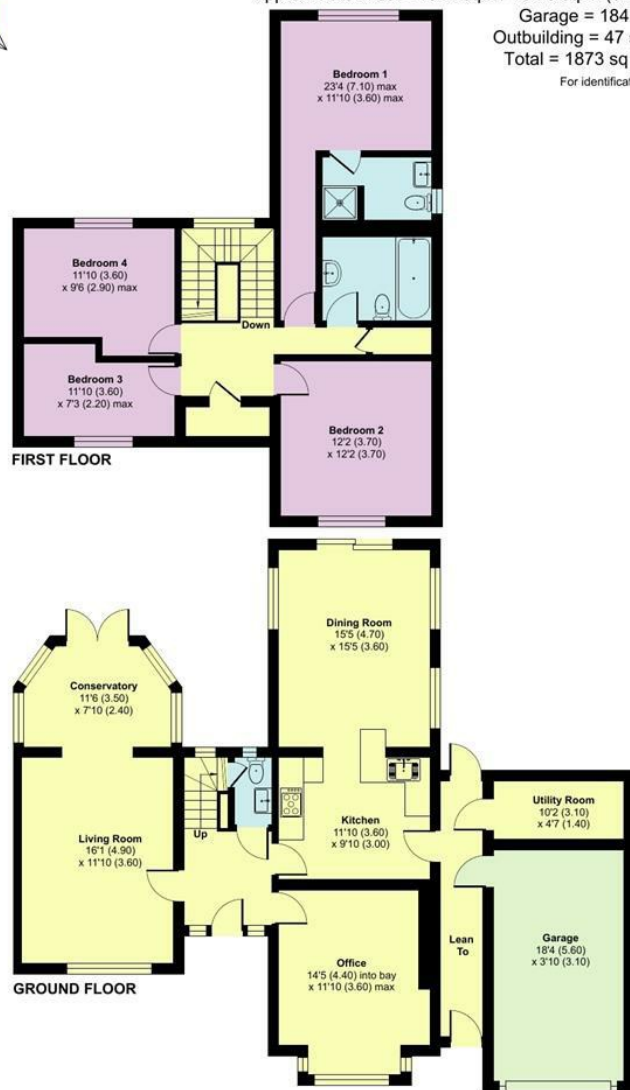
Boasting a plot approaching 1/4 of an acre yet only a stones throw from the bustling town centre and within a couple of minutes walk from the mainline train station. A mature family home which offers excellent scope to extend and remodel whilst still retaining an excellent plot size.



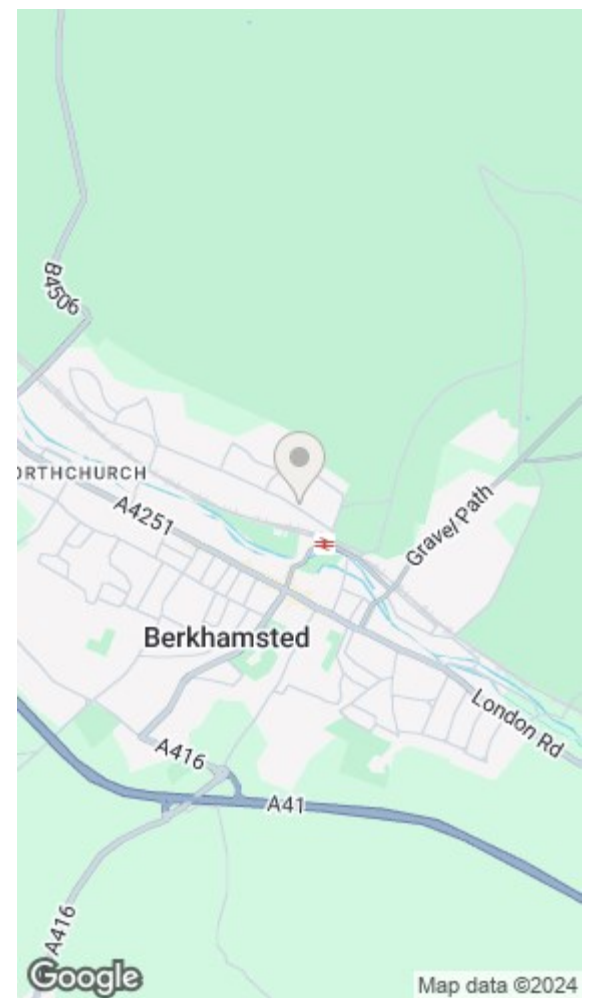
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### Bridgewater Road, Berkhamsted, HP4

Approximate Area = 1642 sq ft / 152.5 sq m (excludes lean to)  
 Garage = 184 sq ft / 17 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 1873 sq ft / 173.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1160458



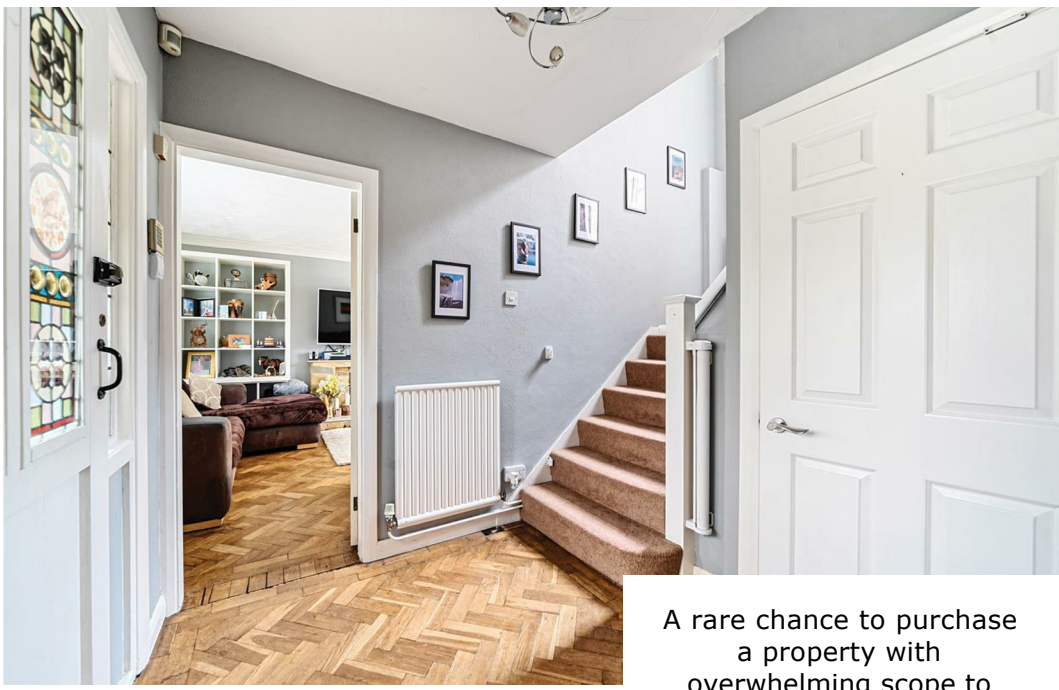
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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



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A rare chance to purchase a property with overwhelming scope to extend and redevelop on a level and very generous plot.



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#### Ground Floor

Entry is via a front porch which has storage space for shoes and coats. This leads directly into the entrance hall which provides access to a cloakroom and all other parts of the property. The hallway has an attractive wooden block floor which extends through to the sitting room and the family room. The sitting room is double aspect with a fireplace as its main focal point and access into the conservatory at the rear of the property and is currently used as a music room. The conservatory also provides direct access to the rear patio. The modern contemporary style kitchen is semi open planned to a triple aspect dining room and creates an ideal kitchen breakfast room area, although if preferred could be used as a family room. The dining room has views over the rear garden and provides further access via a large sliding patio door. The third reception is currently used as a large study and could alternatively be used as a good size family room. A utility room completes the downstairs.

#### First Floor

The first floor landing has two large cupboards, one of which is used as a linen store and provides access to four good size bedrooms, one of which has an en suite shower room and all are conveniently placed for the family bathroom, one of the bedrooms has a sink. The property has gas central heating, which is served via a combi boiler and the windows are an attractive leaded light and mainly double glazed.

#### The Outside

There is a good size rear garden which is very private and would be ideal for a family or keen gardeners. There is a patio overlooking a large lawn and mature planted borders. A secure pedestrian access leads to the front which has a large block paved drive which could accommodate up to six cars and provides access to the garage. There's hedging to either side and attractive planted borders.

#### The Location

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

#### Transport Links

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train 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 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

#### 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.
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.



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