



www.sterlinghomes.co.uk

01923 270 666  
Kings Langley, Abbots  
Langley & Watford:  
01442 822 210  
Property  
Management  
01442 879 996  
Berkhamsted Select  
& Country Homes:  
01442 828 222  
Ting, Wendover,  
Aylesbury & Villages:

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 £875,000



Berkhamsted

OFFERS IN EXCESS OF

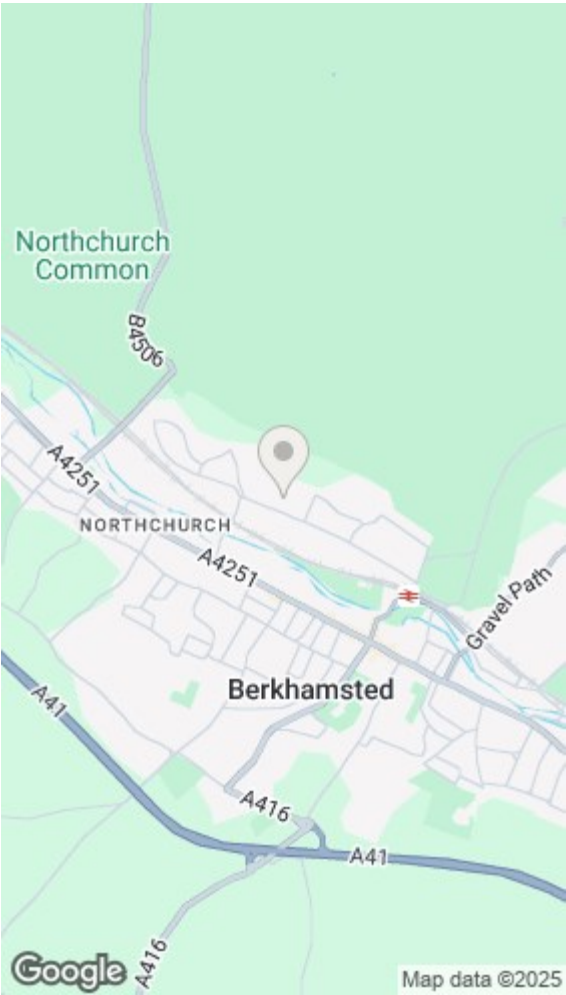
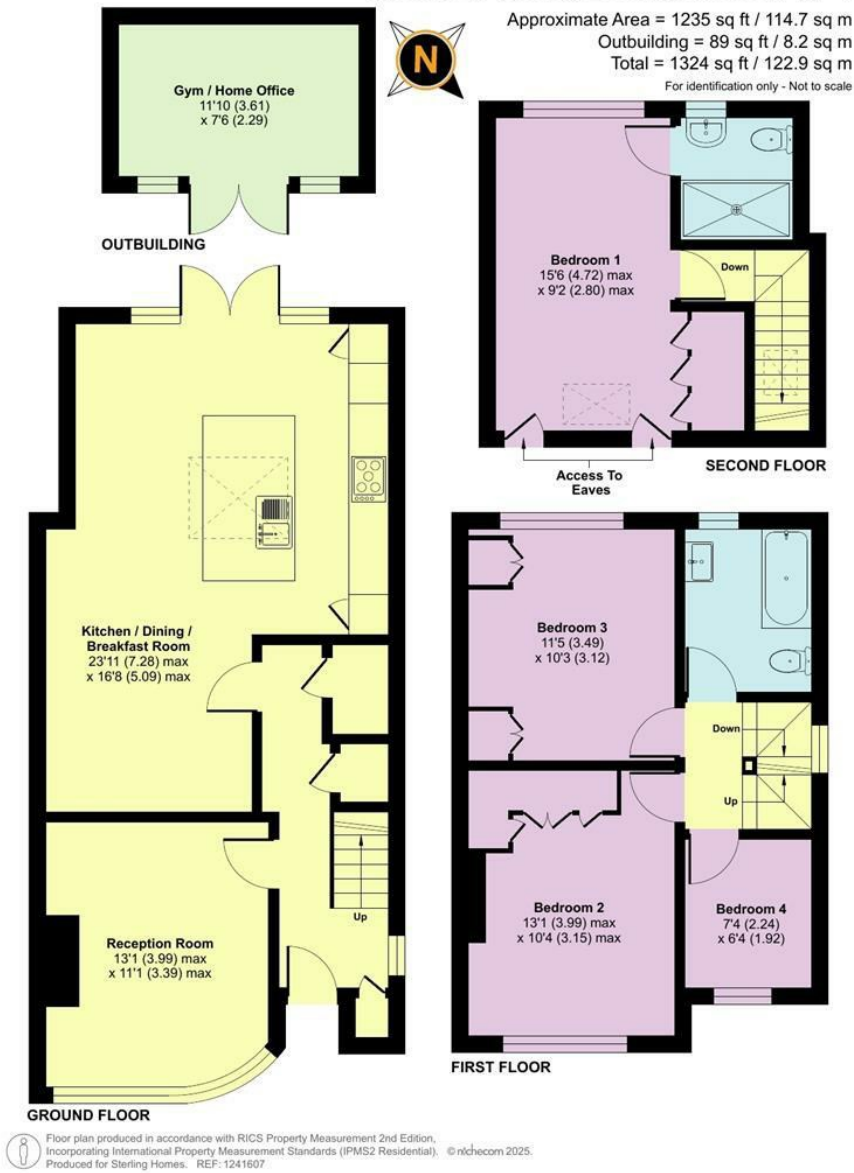
£875,000

A stunning character home on a peaceful residential road in the heart of Berkhamsted close to the station and High Street and within easy striking distance of Bridgewater school while also benefitting from off road parking, southerly garden with cabin and stunning open plan kitchen/dining/breakfast room.



www.sterlinghomes.co.uk

Meadow Road, Berkhamsted, HP4

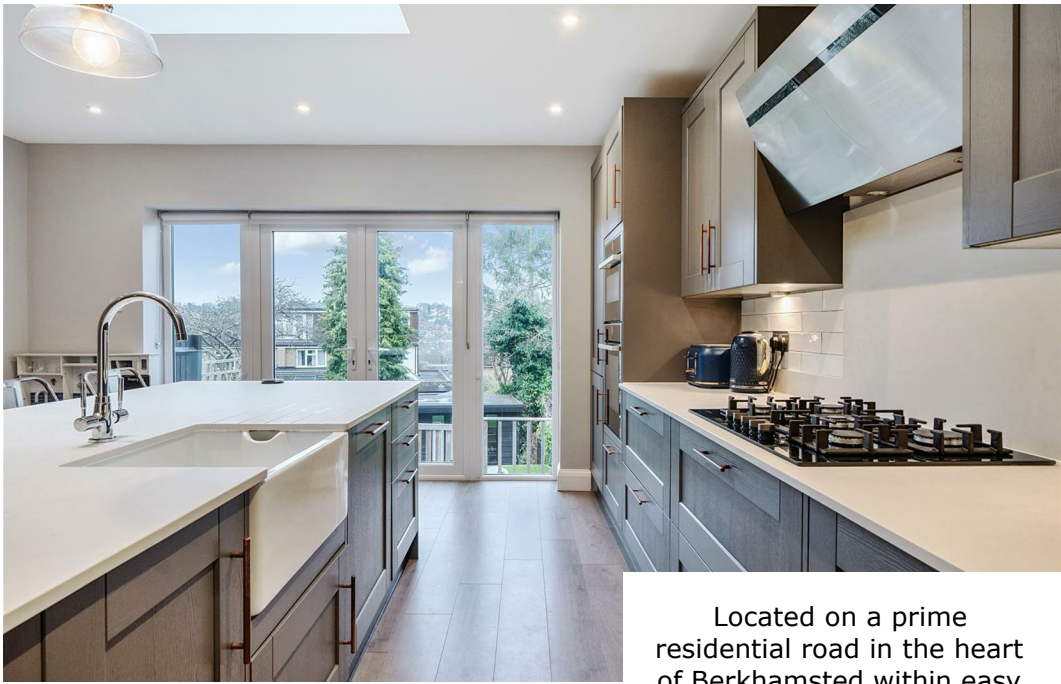


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









Located on a prime residential road in the heart of Berkhamsted within easy striking distance of Bridgewater School.



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

**Ground Floor**  
This immaculate and tastefully designed property helps provide the perfect family lifestyle with a lounge, open plan kitchen/diner and cloakroom on the ground floor. The lounge benefits from several character features including feature fireplace, corning and bay window. The extended open plan kitchen/diner has been fitted with a wide range of wall and base units, a selection of appliances and further benefits from a skylight, breakfast bar area and double French doors leading to the garden.

**First & Second Floor**  
Upstairs on the first floor there are three bedrooms and a three-piece family bathroom with a fitted bath. The second and third double bedrooms are very comfortable in size and benefit from built-in wardrobes. A staircase from the landing then leads to the second floor where there is a fabulous loft conversion with a spacious master bedroom and en-suite shower room, again benefiting from built-in wardrobes and amazing views over the valley.

**Outside & Garden Cabin**  
Outside the property there is a beautifully landscaped garden benefitting from decking and patio areas for dining and socialising. The private rear garden has mainly been laid to lawn with a surrounding hedge border. Finally, to the rear of the garden there is a well-built home office/gym that benefits from power and insulation. The property also benefits from side access and a driveway to the front of the property.

**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.



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