



www.sterlinghomes.co.uk

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

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 £885,000

Berkhamsted

OFFERS IN EXCESS OF

£885,000

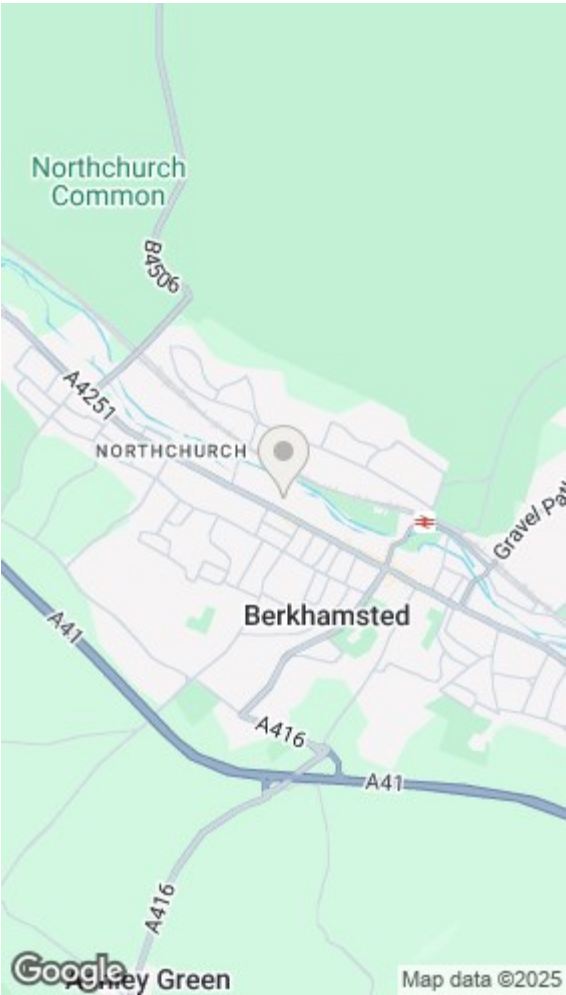
Located in a sought after residential location in the town centre of Berkhamsted and offered for sale in excellent decorative order boasting an open plan kitchen/dining/family room, separate living room, four good size bedrooms, three bathrooms, garage, driveway, garden and outside garden cabin home office.



www.sterlinghomes.co.uk

Stag Lane, Berkhamsted, HP4

Approximate Area = 1608 sq ft / 149.3 sq m
Garage = 176 sq ft / 16.3 sq m
Office = 46 sq ft / 4.2 sq m
Total = 1830 sq ft / 169.8 sq m
For identification only - Not to scale



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		89	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Approaching 1850 sq ft in total and ideally position for the town centre and all amenities.



Ground Floor

The front door opens to a spacious hallway where a door opens to a ground floor cloakroom and stairs with glass balustrade rises to the first floor. A door opens to a wonderful open plan kitchen/dining/living room where there is a bay window to the front, window to the rear and bi-folding doors opening to the rear garden. The kitchen area is fitted with a comprehensive range of base and eye level units to include a number of integrated appliances.

First Floor

The spacious landing area of the first floor has doors opening to two of the bedrooms, both of which overlook the rear. At this level is also a shower room serving both bedrooms. Additionally on this level is a dedicated living room which has a bay window to the front aspect creating a bright open space.

Second Floor

The two principal bedrooms are positioned at this level and both expand the full width of the property. Bedroom two overlooks the rear garden with two windows while bedroom one has a bay window to the front and an ensuite shower room (making three bathrooms in total to serve the 4 bedrooms!) On this floor is also the main family bathroom which is fitted with a white three piece suite to include bath, wc and wash basin.

Outside

To the front of the property a wrought iron pedestrian gate opens and leads to the front door while at the side of the property is a private driveway which leads to the single garage with storage into the roof eaves and a pedestrian door opening to the rear garden which is mainly laid to artificial lawn with good size flagstone patio area directly to the rear of the property. Neatly tucked into one corner is the garden cabin home office with power and light and is fully insulated so can be used all year round!

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.

www.sterlinghomes.co.uk

Wining & Dining in Berkhamsted

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 Prime steak house 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 you whistle!

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.

Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the Everyone Active centre under half a mile from the property providing 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

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.



www.sterlinghomes.co.uk