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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 £850,000

Berkhamsted

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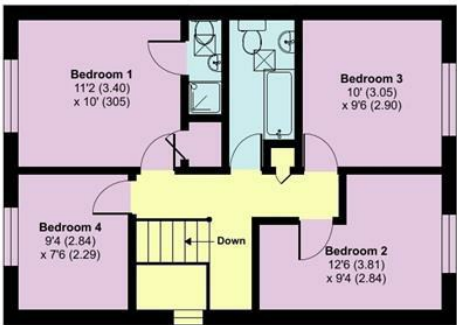
A rare chance to purchase a detached property in a cul-de-sac location only a stones throw from the High Street of Berkhamsted and with scope to extend STNP. Offering 4 reception rooms, gardens to the front and rear, driveway and garage the property is presented in excellent decorative order and with demand anticipated to be high, early enquires will be essential to avoid disappointment.



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Priory Gardens, Berkhamsted, HP4

Approximate Area = 1404 sq ft / 130.4 sq m
For identification only - Not to scale

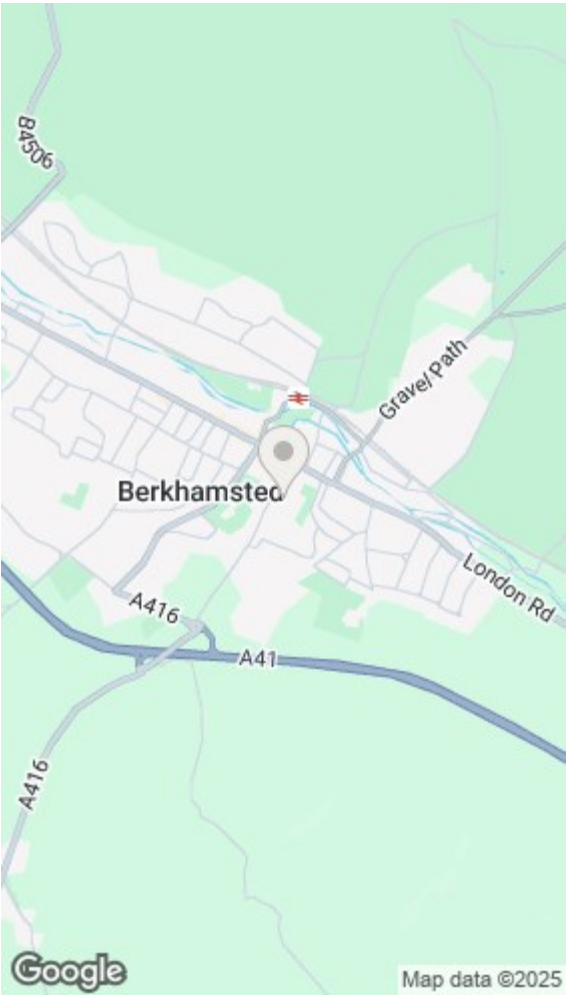


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sterling Homes. REF: 1263022



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A well located detached family home boasting driveway, garage and gardens to the front and rear.



Ground Floor

The front door opens to a spacious entrance hall which has doors opening to the ground floor and double doors opening to the rear garden. From here a staircase rises to the first floor galleried landing area. There is a ground floor cloakroom which is fitted with a white two piece suite. The main reception room is of excellent proportions and overlooks the rear garden. There is a family room with sliding patio doors to the garden, a study and a dedicated dining room which is directly next to the kitchen which is fitted with a comprehensive range of base and eye level units.

First Floor

The landing area at first floor level has doors opening to all the bedrooms and to the family bathroom which has been fitted with a well appointed three piece suite. The principal bedroom is positioned overlooking the rear of the property and also benefits from an ensuite shower room.

The Outside

At the front of the property is a block paved driveway which provides parking for several cars and leads to the garage which has a metal up and over door. A pathway leads to the front door and down the side of the property to the rear garden. The front garden is mainly laid to lawn and very private being enclosed by a range of hedging and fencing and with a good size patio area directly to the front. The rear garden has an extensive flagstone patio area directly to the rear of the house leading to the main part of the garden which is laid to lawn with a range of mature shrubs, beds and borders.

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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 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.

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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