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you to **sell** or **let** your **property**?  
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# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN EXCESS OF £900,000



Berkhamsted

OFFERS IN EXCESS OF

£900,000

A flexible family home fronting open countryside on the edge of Berkhamsted. With ample driveway parking to the front this is a chance to purchase a home of immense character with an open plan kitchen/diner, 4 double bedrooms, 3 bathrooms and stunning Southerly facing rear garden.



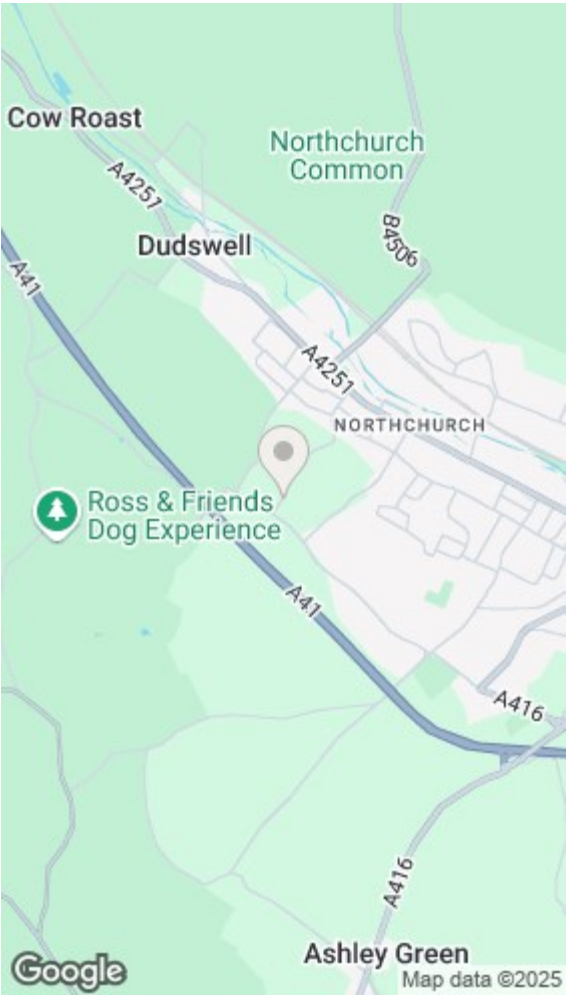
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Fleetwood, Bell Lane, Berkhamsted, HP4

Approximate Area = 1660 sq ft / 154.2 sq m  
Limited Use Area(s) = 24 sq ft / 2.2 sq m  
Total = 1684 sq ft / 156.4 sq m

For identification only - Not to scale

Denotes restricted head height



| 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 |           |









Set on a large plot on the outskirts of Berkhamsted, this property provides adaptable living spaces.



#### Ground Floor

The front door opens into a porch, which leads to the entrance hall with stairs rising to the first-floor landing. A door from the hall opens to two reception rooms, which are open plan with one another. Both rooms feature a window to the front with cast iron fire place set into a tiled surround. From the entrance hall, a door opens to a spacious open-plan kitchen, which is equipped with a range of hand-painted solid wood base and eye-level units, complemented by solid wood butcher's block worktops. The kitchen also boasts a cast-iron wood-burning stove and exposed timber beams. Double doors lead to the conservatory, offering panoramic views over the garden. Adjacent to the kitchen is the large utility room with space and plumbing for a washing machine, as well as a door to a convenient ground-floor bathroom.

#### First & Second Floors

The landing of the first floor has a door opening to three double bedrooms and to a shower room. From here stairs rise to the second floor where the principle bedroom suite is located. With three windows to the rear aspect and elevated views over the rear garden and beyond this room is also well served by a shower room with Velux window to the rear. There is an opening to ample eaves storage from the bedroom space.

#### Outside

A low level brick wall to the front has an opening leading to a driveway which provides private off street parking for several vehicles. Directly to the rear of the property is an extensive sandstone patio space which leads to the main part of the garden which is laid to lawn with several mature beds and borders to both side boundaries with a shingle pathway winding its way to a secondary patio area in the centre of the garden. Towards the rear of the garden there is further large patio, ideal for BBQ;s and sundowners.

#### 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.

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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.

#### Education & Leisure

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.

#### 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.



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