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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 £875,000

Berkhamsted

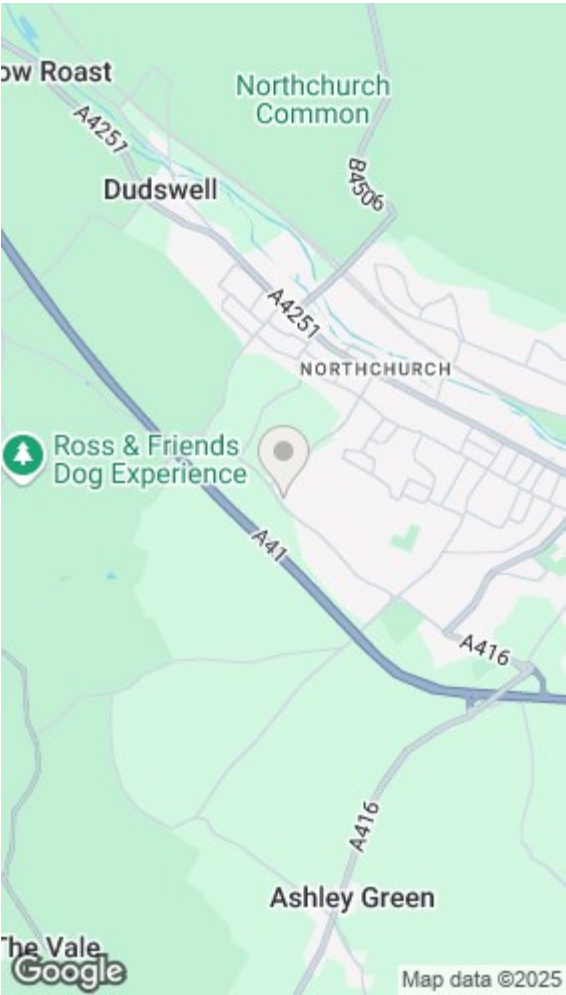
OFFERS IN EXCESS OF

£875,000

Located at the end of a private no through road on this popular development and offered for sale in good decorative order. A four bedroom family home with stunning kitchen/breakfast/family room spanning the entire width of the property and boasting ensuite to the main bedroom, garage and private garden.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(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





A wonderful family home which still has circa 5 years remaining on its NHBC warranty.



The Ground Floor
Welcomed by an inviting entrance hallway, the ground floor offers versatile accommodation including living room, kitchen/diner, utility/toilet plus a useful study. The kitchen/dining room is a modern shaker style with a selection of base and freestanding units, complemented by integrated appliances, including a dishwasher and fridge/freezer. A separate utility room with toilet offers additional space for a washer/dryer, with matching contemporary cabinetry.

The First Floor
Upstairs are four double sized bedrooms. The principal bedroom has the use of an en-suite shower room. Plus there is a modern family bathroom.

The Outside
To the rear the garden is mainly laid to lawn with a patio seating area and there is a convenient side gate leading to the driveway and single garage.

Material Information For Buyers
Located on a private road with a maintenance charge of approx. £374 per annum.

Council Tax
Band: F £3,210.34
April 24 / March 25
Local Authority
Dacorum Council



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The Location

Situated within easy reach of Berkhamsted's vibrant town centre, this property offers convenient access to an array of amenities, including shops, restaurants, bars, and recreational facilities. Berkhamsted is home to some of the best state and independent schools in the area, for children of all age groups, including the renowned Berkhamsted School for both boys and girls, and Ashlyns Secondary School. Commuters are well-served by excellent rail services, with frequent trains to London Euston. Easy access can also be gained to the A41 bypass, which links to the M25 motorway.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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