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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...



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Bourne End
£3,750 PER CALENDAR MONTH

Bourne End

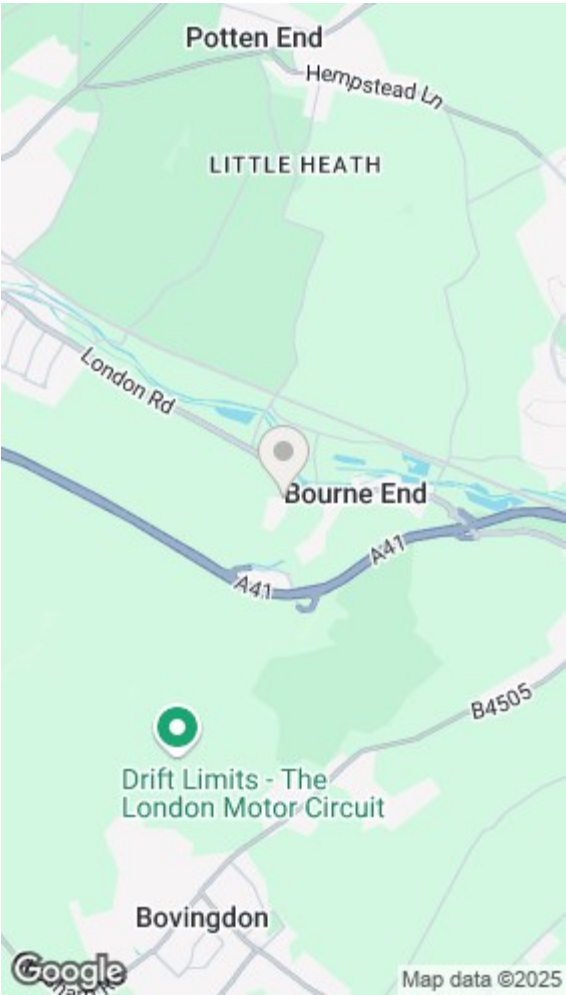
PER CALENDAR MONTH

£3,750 Per Calendar Month

Sterling Lettings are pleased to offer for let this delightful four bedroom detached family home with stunning countryside views and garage & driveway parking conveniently situated within easy reach of the various amenities of Berkhamsted High Street and main line Train Station servicing London via Euston Station. Internally the property offers spacious accommodation throughout and comprises entrance hallway, fabulous open plan kitchen/dining/family room with doors opening to a well maintained garden with large decked area perfect for outdoor entertaining, separate reception room with feature fireplace, shower room, four well appointed bedrooms, the master benefitting from sliding doors opening to a terrace with views over the garden and countryside beyond, and contemporary bathroom with separate shower cubicle. In addition to the fabulous garden and countryside views this wonderful property also benefits from air source heating. Offered Unfurnished & Available July 2025!



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





* Delightful Detached Family Home * Four Bedrooms * Fabulous Open Plan Kitchen/Dining/Family Room * Shower Room * Well Maintained Garden * Countryside Views * Separate Reception Room * Bathroom with Shower * Garage & Driveway Parking * Unfurnished * Pets Considered! * Available July 2025! *



Distance to Schools
Westbrook Hay Prep School (1.5 Miles)
Pixies Hill Primary School (1.7 Miles)
Chaulden Junior School (1.8 Miles)
Berkhamsted School - Boys (2.0 Miles)
Ashlyns School (2.3 Miles)
Berkhamsted School - Girls (2.3 Miles)
John F Kennedy Catholic School (2.6 Miles)
The Hemel Hempstead School (2.7 Miles)

Distance to Stations
Hemel Hempstead Station (2.1 Miles)
Berkhamsted Station (2.2 Miles)
Tring Station (6.5 Miles)
Chesham Station (6.6 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

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Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/agent.

Material Information
Rent - £3,750.00 per calendar month (£519.23 per calendar week)
Deposit - £4,326.92
Tenancy Term - 12 Months
Council Tax Band - F (Dacorum Borough Council)
Pets Considered - Yes



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