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Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £775,000

Berkhamsted

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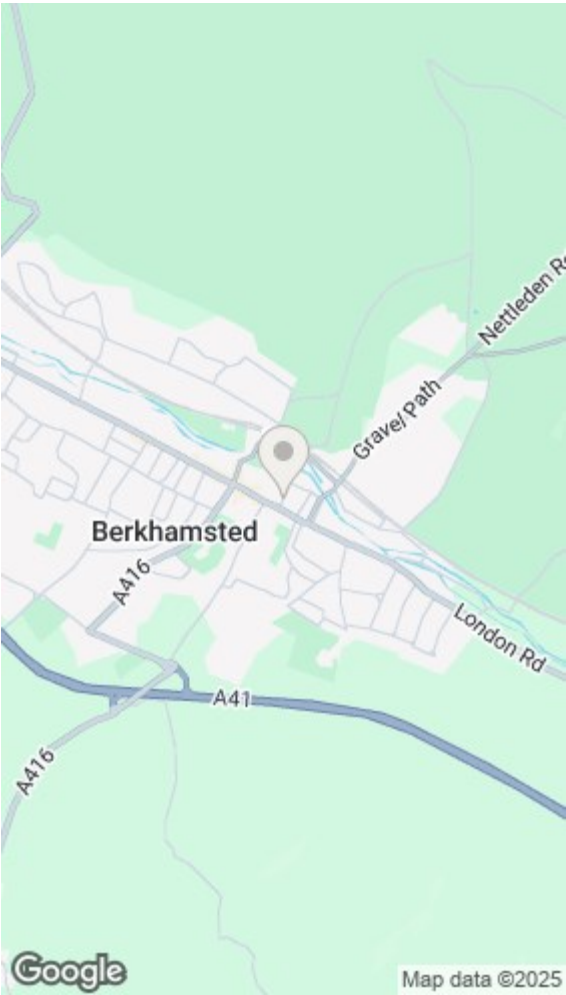
A rare chance to purchase a piece of Berkhamsted history. A wonderful Grade II Listed home in the very centre of Berkhamsted town which has undergone a transformation over the time to blend character and contemporary. With two reception rooms, three bedrooms, useful loft room and an outbuilding to the private rear garden. Early enquiries essential.



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Total area: approx. 113.5 sq. metres (1221.4 sq. feet)



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		(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	





Town centre living at its very best in a property with Berkhamsted heritage.



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Ground Floor

The front door opens into the main reception area, which is thoughtfully divided into two distinct living zones. At the front of the space is the dining area, featuring a window with a front-facing aspect and an open grate fireplace flanked by bespoke fitted shelves and cabinets on either side of the chimney breast. A small step up leads into the main living area, which also showcases custom joinery, including two sets of built-in shelving. From here, a glazed door provides access to the rear garden, while another door leads to the rear hallway. The rear hallway includes stairs rising to the first floor, a door to the ground floor WC, and another door opening to the outside. Directly ahead, a door leads into the fitted kitchen, which enjoys views of the rear garden through a large window.

First Floor

The first floor landing has doors to all bedrooms and to a shower space, bathroom with freestanding clawfoot bath and wash basin. There is a walk in storage cupboard and a separate wc. From the landing area a clever button electronically opens the loft hatch where steps descend to a really useful loft room with a window to the rear. To the front of the property are two bedrooms with the third bedroom over looking the rear.

Outside

A wrought iron gate to the side of the front door leads to a flagstone pathway that leads to the private rear garden. Offering an exceptionally good degree of privacy the rear garden is mainly laid to flagstones offering ample space for al fresco dining and fully enclosed by a range of brick wall and fencing. From here there is also direct access to the doors opening to both the rear lobby and the living room.

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, 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 Town
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.

Transport Links
Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

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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