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Berkhamsted
OFFERS IN EXCESS OF £1,125,000

Berkhamsted

OFFERS IN EXCESS OF

£1,125,000

Located on a favoured residential road just a short walk from the town centre, railway station and within catchment for Greenway school. A wonderful detached family home which has been extended and refurbished to an excellent standard with the highlight being a wonderful open plan kitchen/family/dining room with separate utility room and Southerly garden.

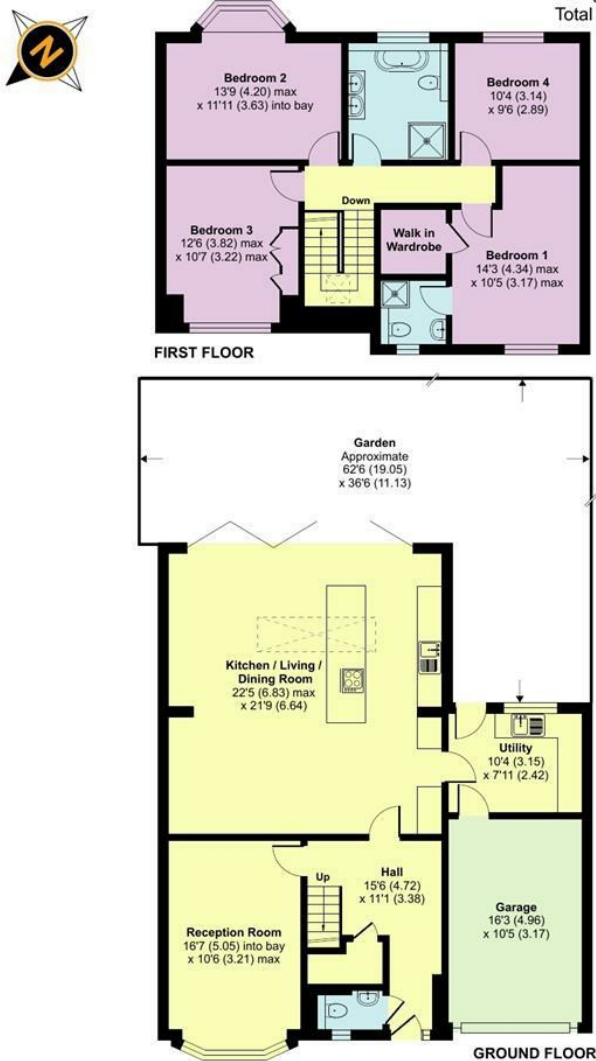


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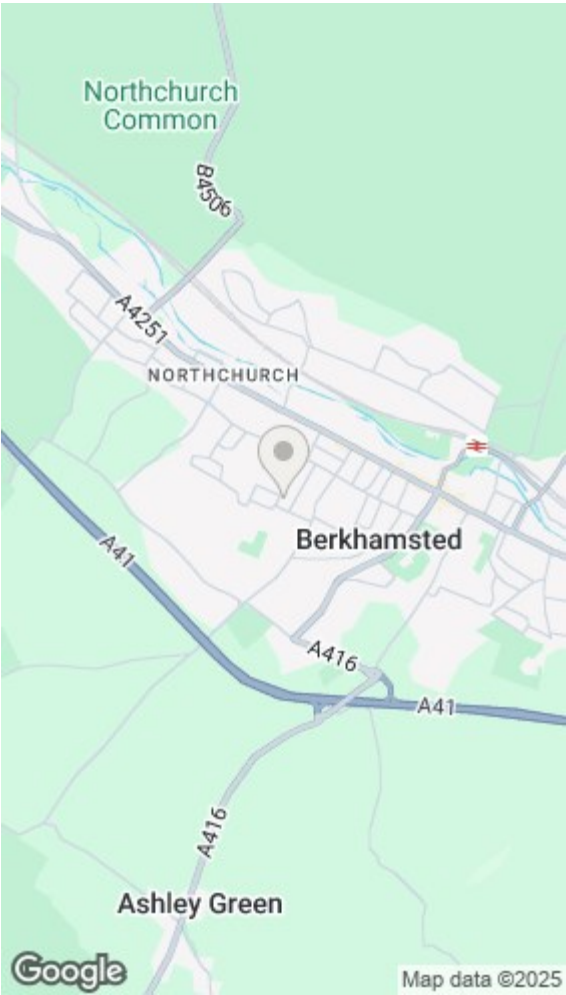
Finch Road, Berkhamsted, HP4

Approximate Area = 1708 sq ft / 158.6 sq m
Garage = 174 sq ft / 16.2 sq m
Total = 1882 sq ft / 174.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1318630



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





A contemporary family home in the heart of Berkhamsted with spacious accommodation over two floors.



Ground Floor
The spacious reception hall has doors opening to the ground floor accommodation and to the cloakroom which is fitted with a white two piece suite. Stairs rise to the first floor landing area with walk in storage cupboard under. The living room has a bay window to the front while the rear section is dominated by the large open plan kitchen/dining/family room which boast a host of fitted cupboards and drawers and a central island breakfast bar. From here bi-folding doors open to a raised timber deck and a door from the kitchen area also leads to a useful utility room which also has a courtesy door to the garage.

First Floor
The stairs with a glass balustrade rise to the first floor landing area where doors opening to all four double bedrooms and to the family bathroom which boasts a freestanding bath and a walk in shower cubicle. The principal bedroom also boasts an ensuite shower room.

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Outside

There is an extensive block paved driveway leading to a larger than average garage with up and over roller door. There is a further parking area laid to gravel to the front with a mature herbaceous planting directly to the front of the house. To the rear of the property is a raised timber deck which leads to the main part of the garden which is laid to lawn and fully enclosed by a range of fencing and hedging with a timber framed garden shed to one corner.

The Location



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