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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Berkhamsted
£6,000 PER CALENDAR MONTH

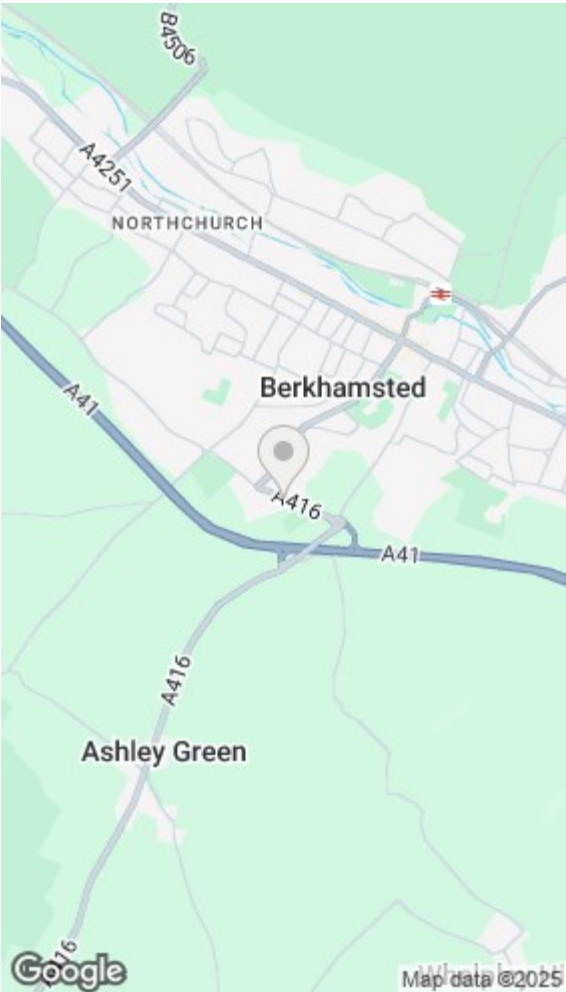
Berkhamsted

PER CALENDAR MONTH

£6,000 Per Calendar Month

Sterling Lettings are delighted to offer for let this stunning five double bedroom detached family home accessed via a private road conveniently located within easy reach of the High Street and A41. The house is one of four substantial properties set in a exclusive gated development. The accommodation is set over three floors and comprises grand entrance hall, fabulous kitchen/breakfast room with appliances and bi fold doors opening to a private rear garden with patio seating area, utility room, separate dining room, reception room with feature fireplace and tri fold doors leading to the garden, study/family room, five well appointed bedrooms, the master benefitting from a luxurious en suite bathroom and spacious dressing area, and three further well appointed bathrooms. In addition to the double garage this rarely available and stunning family home also benefits from ample driveway parking. Viewing is highly recommended! Offered Unfurnished & Available November 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			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			





* STUNNING DETACHED FAMILY HOME * FIVE BEDROOMS * FOUR RECEPTIONS * FOUR BATHROOMS * FABULOUS KITCHEN/BREAKFAST ROOM * GARDEN * GAMES ROOM * STUDY * DOUBLE GARAGE & AMPLE DRIVEWAY PARKING * UNFURNISHED * AVAILABLE NOVEMBER 2025! *



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Distance to Stations
 Berkhamsted Station (1.2 Miles)
 Chesham Underground Station (4.2 Miles)
 Hemel Hempstead Station (4.3 Miles)
 Tring Station (4.8 Miles)
 Apsley Station (5.9 Miles)

Distance to Schools
 Greenway Primary & Nursery School (0.6 Miles)
 Berkhamsted Girls School (0.7 Miles)
 Ashlyn's School (0.7 Miles)
 Berkhamsted Pre-Prep School (0.9 Miles)
 Saint Thomas More R.C Primary School (1.0 Miles)
 Berkhamsted Boys School (1.2 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.

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 previous tenancy with us to any new landlord/agent.

Material Information
 Rent - £6,000.00 per calendar month (£1,384.61 per calendar week)
 Deposit - £8,307.69
 Tenancy Term - 12 Months
 Council Tax Band - H (Dacorum Borough Council)
 Pets Considered - Yes



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