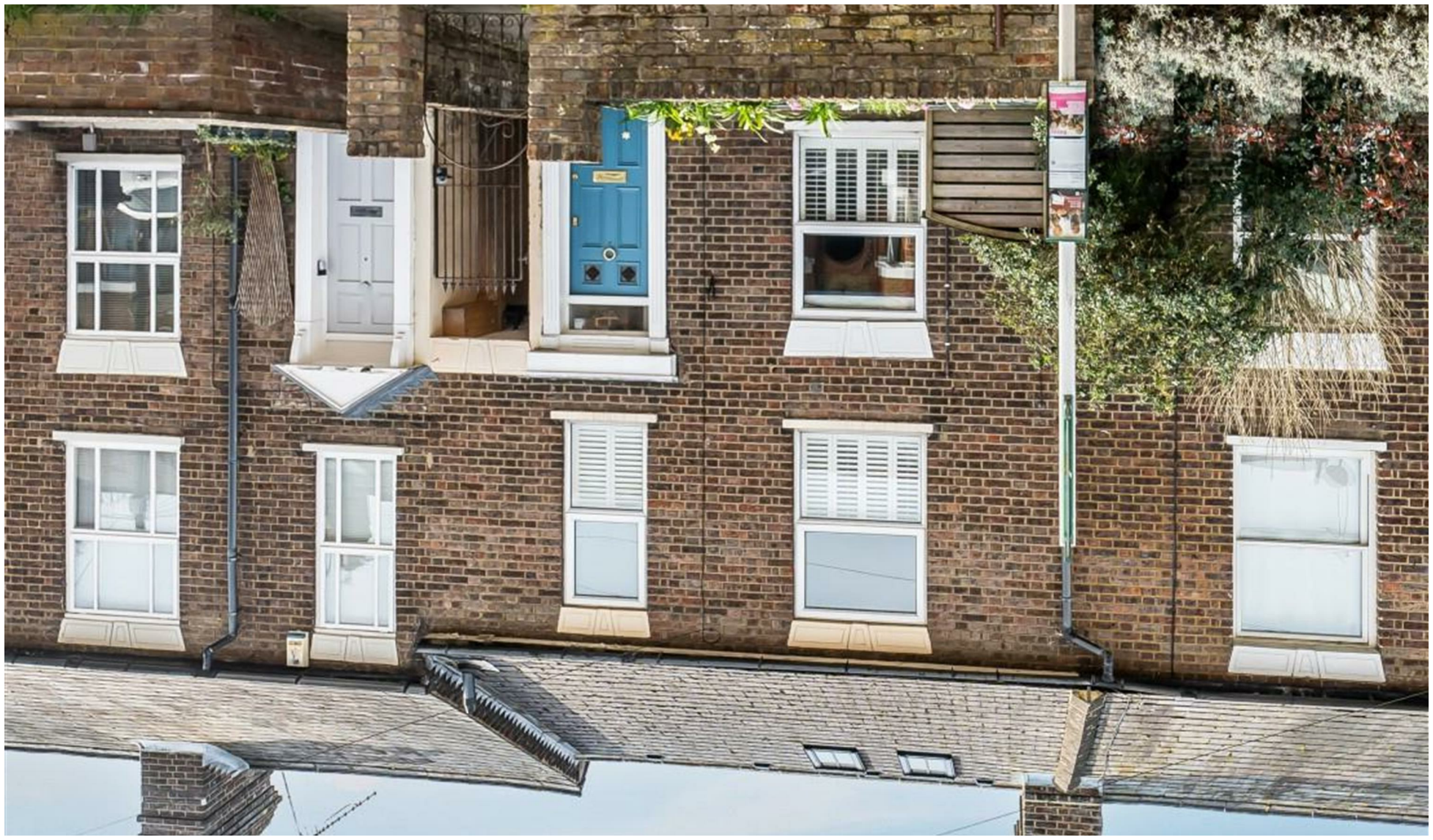
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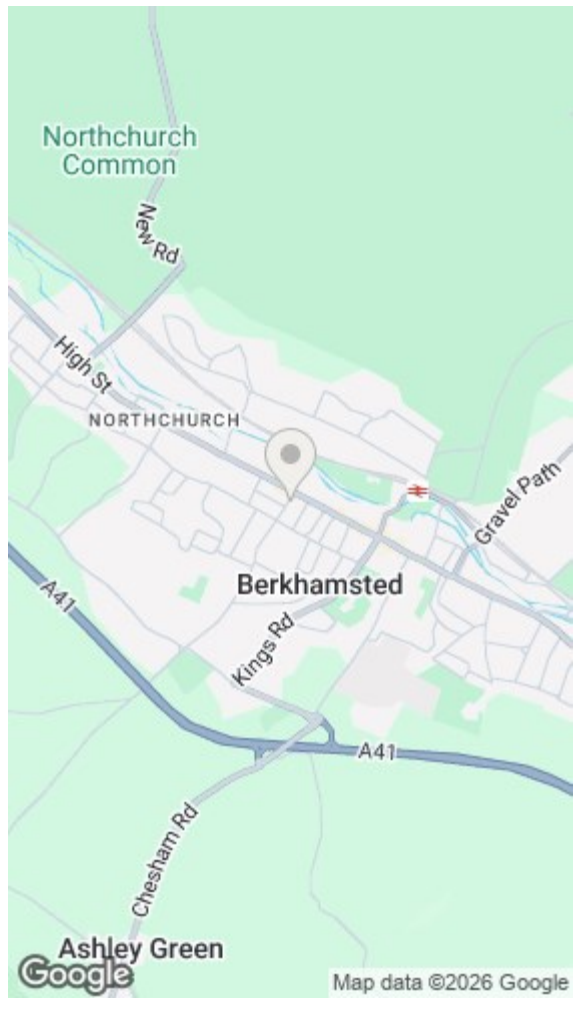
An extended three double bedroom period home which is presented to the market in excellent decorative order and boasting two bathrooms and two reception rooms in addition to a large 'eat-in' kitchen/dining room opening directly to a Southerly facing garden.

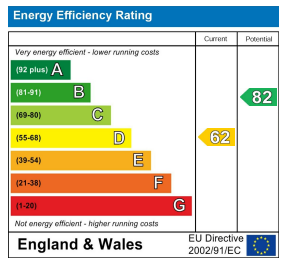


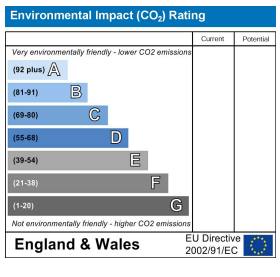
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sterling Homes. REF: 1433079



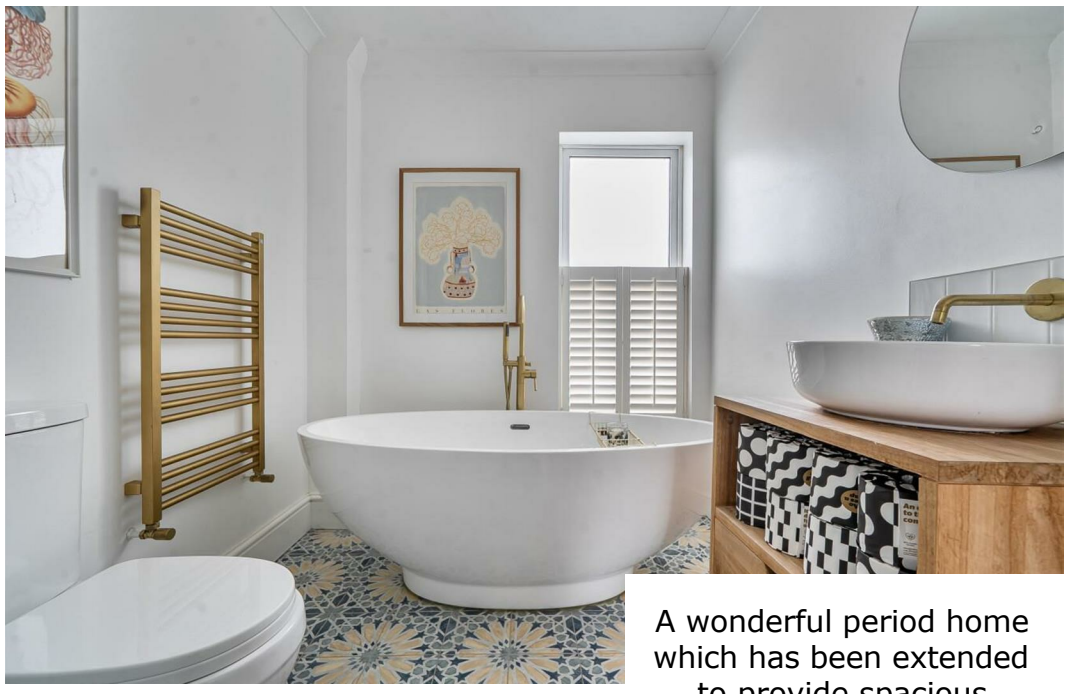




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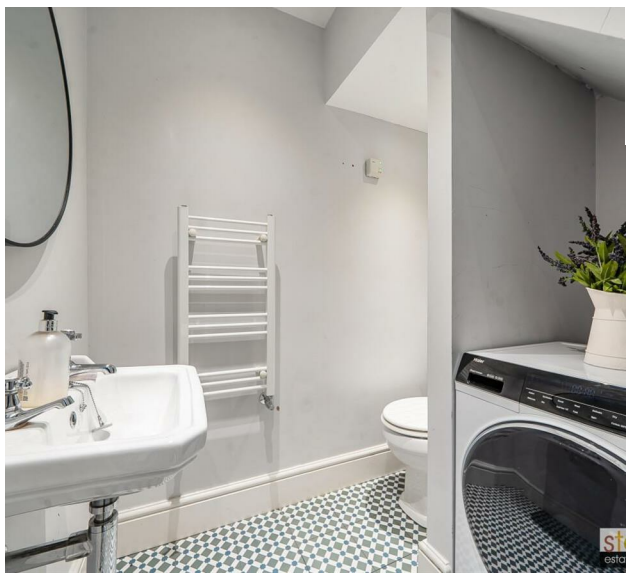

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A wonderful period home which has been extended to provide spacious accommodation over three levels.





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The Property
Stylish and charming, this three bedroom mid terraced Victorian property has a good size garden and is ideally located a short walk from the high street and the station. Entering the property, a front door opens into an inviting entrance hall, where wooden flooring sets the tone for the character throughout. To the left, a door leads into the front room which is bright and airy. Moving through to the rear of the property, the dining room flows seamlessly into the shaker style kitchen. This dual-aspect space opens with bi-fold doors opening directly onto the rear garden, creating a bright and welcoming hub of the home. At first floor level there are two double bedrooms and a luxuriously appointed family bathroom with free standing bath and separate shower cubicle. Moving to the top floor is a landing area with large eaves storage, a third double bedroom and well fitted shower room. Externally there is a delightful south facing garden with large patio area with the main portion of the garden laid to lawn.

The Location
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Commuter Links
Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Leisure and Education
There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust`s 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

Agents for 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.







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