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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...



Berkhamsted
£2,500 PER CALENDAR MONTH

Berkhamsted

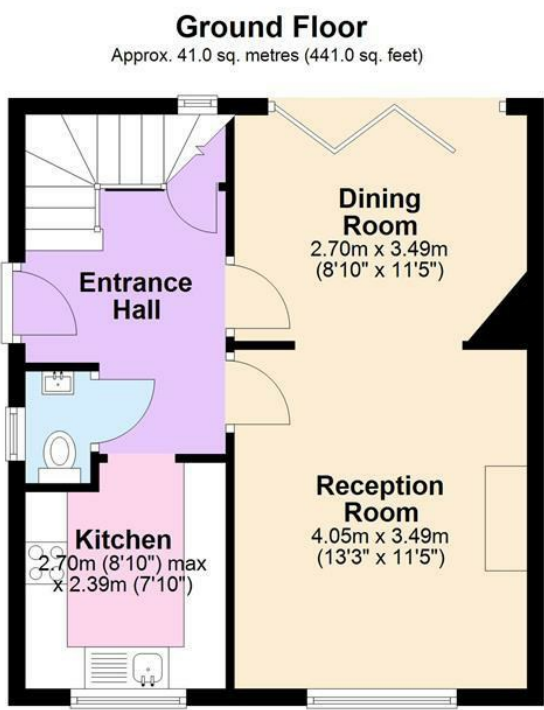
PER CALENDAR MONTH

£2,500 Per Calendar Month

Sterling Lettings are pleased to offer for let this well presented three bedroom semi-detached family home with driveway parking, conveniently located within walking distance of the numerous amenities of the High Street and Berkhamsted Station, which provides a direct service to London Euston. Internally the accommodation comprises entrance hallway, reception room with wood-burning stove, fabulous kitchen with appliances, dining room with bi-fold doors opening directly to the patio and rear garden, guest cloakroom, three well appointed bedrooms, with the principal bedroom having built-in wardrobes, and family bathroom complete with shower. In addition to gas central heating this delightful property also benefits from a fully enclosed rear garden. Offered Unfurnished & Available October 2026!

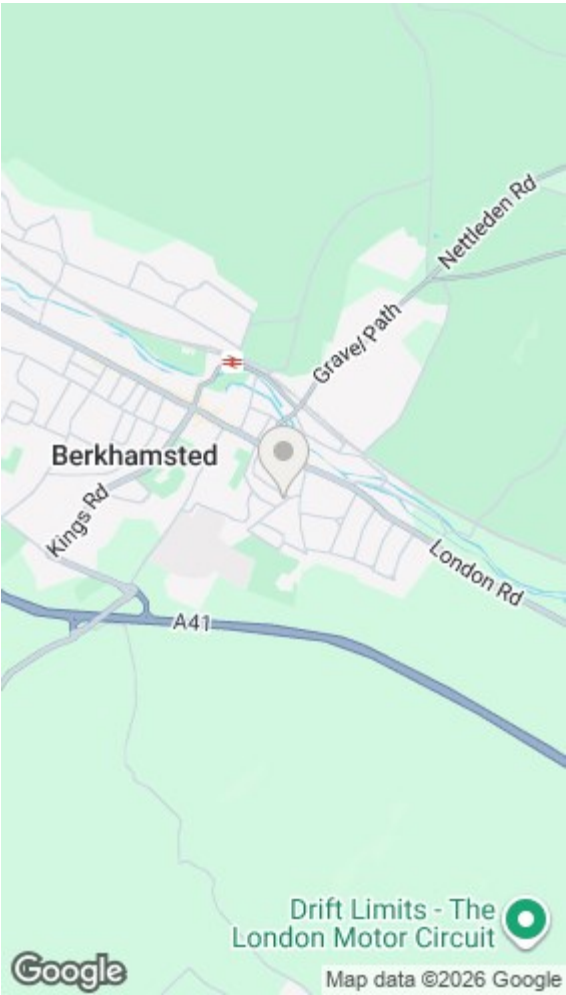


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Total area: approx. 83.3 sq. metres (896.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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



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* Fabulous Semi Detached Family Home *
 Three Bedrooms * Two Receptions * Modern Kitchen with Appliances * Walking Distance to High Street & Station * Bathroom with Shower * Guest Cloakroom * Driveway Parking * Private Rear Garden * Unfurnished * Available October 2026! *



Distance to Stations
 Berkhamsted Station (0.8 Miles)
 Hemel Hempstead Station (3.3 Miles)
 Chesham Underground Station (4.8 Miles)
 Apsley Station (5.3 Miles)

Distance to Schools
 Swing Gate Infant School and Nursery (0.2 Miles)
 Berkhamsted Boys School (0.8 Miles)
 Ashlyns School (0.8 Miles)
 Berkhamsted Girls School (0.9 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.

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

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Rent - £2,500.00 per calendar month (£576.92 per calendar week)
 Deposit - £2,884.61
 Council Tax Band - C (Dacorum Borough Council)



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