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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**  
£2,250 PER CALENDAR MONTH



# Berkhamsted

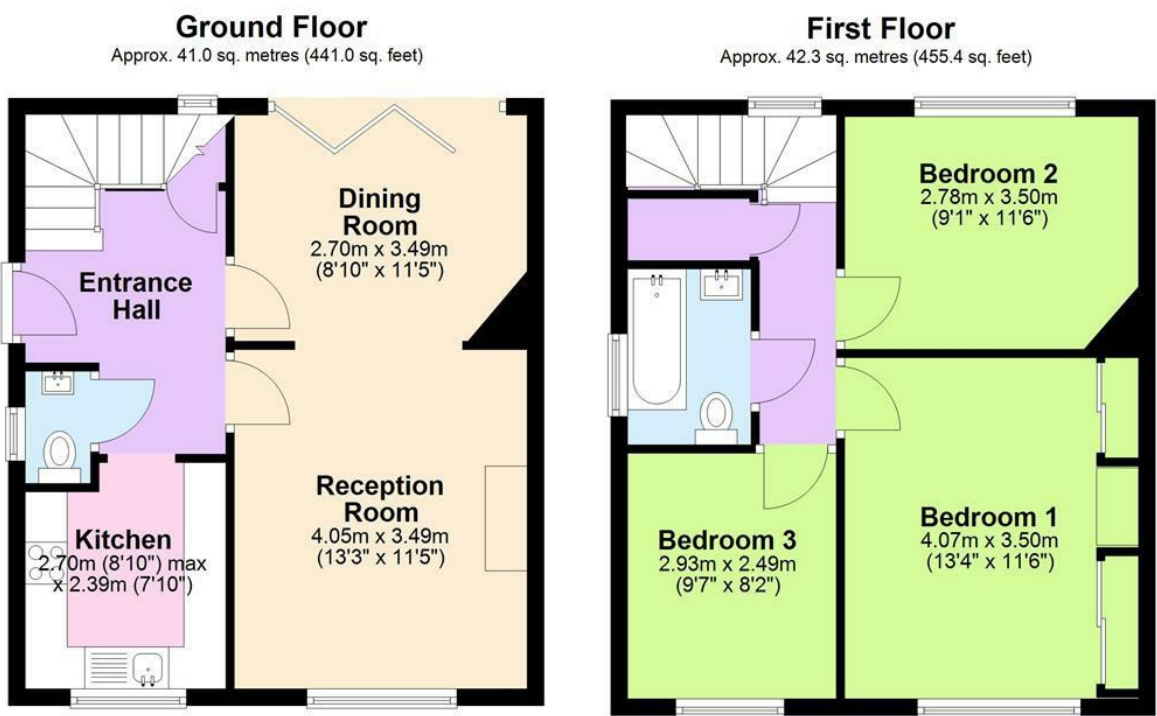
PER CALENDAR MONTH

£2,250 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 & Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, reception room with wood burning stove, fabulous kitchen with appliances, dining room with bi-fold doors opening to the rear garden, guest cloakroom, three well appointed bedrooms 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 February 2026! Pets Considered!

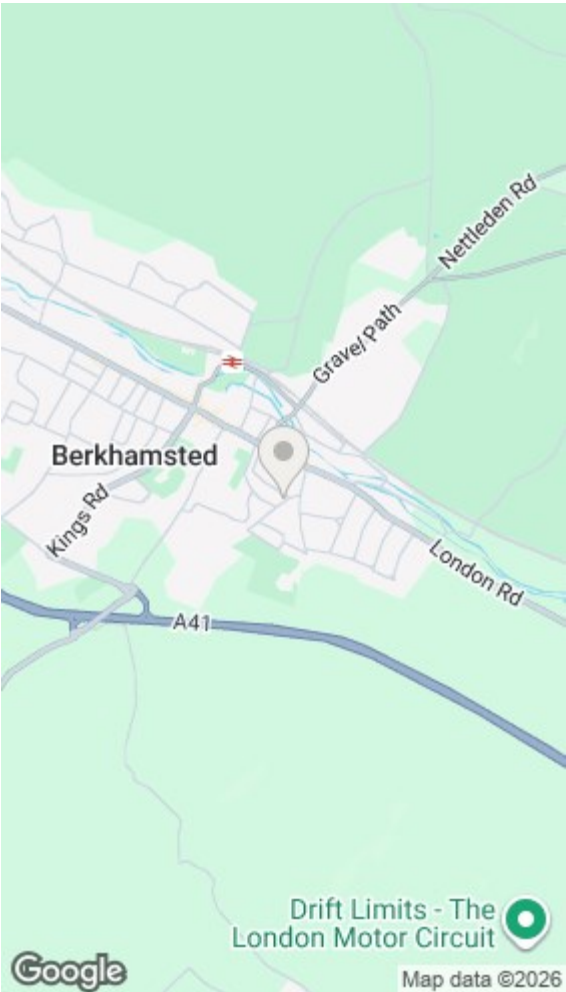


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Total area: approx. 83.3 sq. metres (896.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |









\* 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  
 February 2026! \*



Distance to Stations  
 Berkhamsted Station (0.8 Miles)  
 Hemel Hempstead Station (3.3 Miles)  
 Chesham 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.



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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 current/previous tenancy with us to any new landlord/agent.

Material Information  
 Rent - £2,250.00 per calendar month  
 (£519.23 per calendar week)  
 Deposit - £2,596.15  
 Tenancy Term - 12 Months  
 Council Tax Band - C (Dacorum Borough Council)  
 Pets Considered - Yes



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