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Berkhamsted

OFFERS IN EXCESS OF £750,000



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Berkhamsted

OFFERS IN EXCESS OF

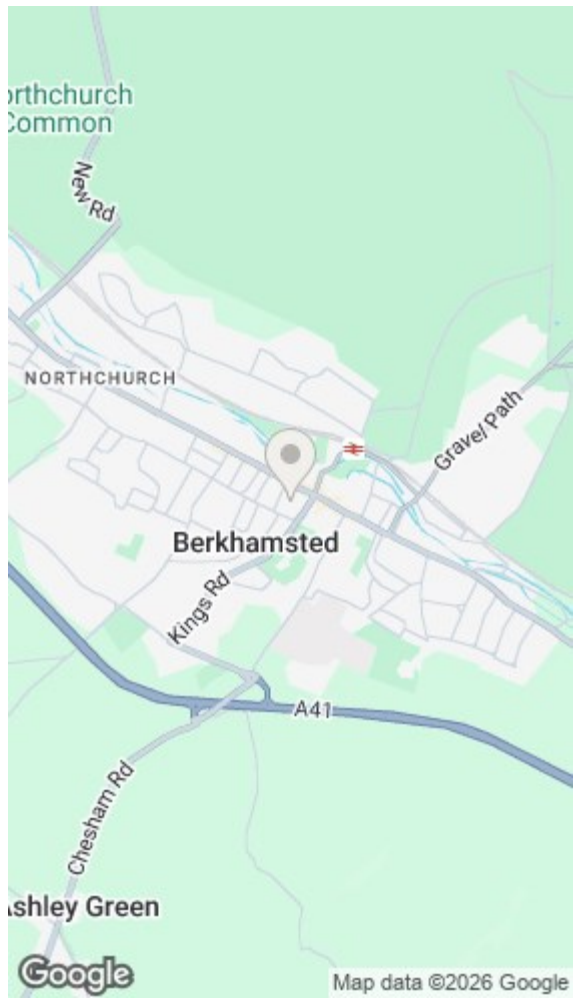
£750,000

Sold with no upper chain - positioned in the heart of the vibrant Berkhamsted town yet boasting a peaceful end cul-de-sac position. A rare chance to purchase a 4 bedroom semi detached house with unbelievable scope to extend and redevelopment. Seconds walk from the High Street and minutes walk from the station. Early enquiries are absolutely essential to avoid disappointment.

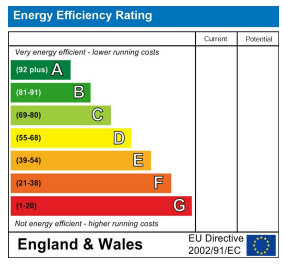


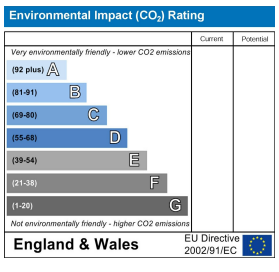
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Total area: approx. 187.8 sq. metres (2021.8 sq. feet)





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Sale by tender with all offers to be registered by 5pm 6th of November 2026.





The Ground Floor
The front door opens to the entrance hall which has a window to the front and stairs rising to the first floor. To the right hand side a door opens to a dedicated living room which has an open grate fireplace and bay window to the front. From here a door opens to a second reception room which has patio doors opening to a conservatory which has doors to the garden. The kitchen is positioned directly next to the dining room making this an ideal space to knock together and create a modern open plan kitchen/dining room. Currently the kitchen is fitted with a range of base and eye level units with a window overlooking the rear garden and door opening to the rear. There is an understairs storage cupboard and a walk in pantry with window to the side.

The First Floor
The first floor landing space has doors opening to all four bedrooms and an electronically operated hatch with automatic ladder to the extensive attic space. The principal bedroom is positioned at the front of the property with a bay window while bedroom two and four both overlook the rear garden. The third bedroom is a good size and 'L shaped with two windows to the front. There is a separate wc and a separate shower room.

The Outside
To the front of the property is a hardstanding driveway which leads to the single garage with metal up and over door. There is a lawned garden area to the front and a herbaceous border. The lawned area at the front is the ideal space to convert to further driveway parking should this be required. The rear garden which is Easterly facing in aspect is very mature and could be cleared to create a great deal more space since it has exceptionally deep set hedging to the rear boundary. Fully enclosed with fencing there is a pedestrian gate opening to the front.

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.

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. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. 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 and you understand this is non refundable in any event.
4. Additionally please be aware that this property is being sold as part of our sale by tender campaign and as such a buyer introduction fee of 1.75% plus VAT will be liable and paid for on exchange of contracts. Please ensure this is factored into any offer you make for the property. All bids must be registered in writing no later than 5pm Friday 6th November 2026. The seller does reserve the right to accept an offer prior to this date.







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