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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...

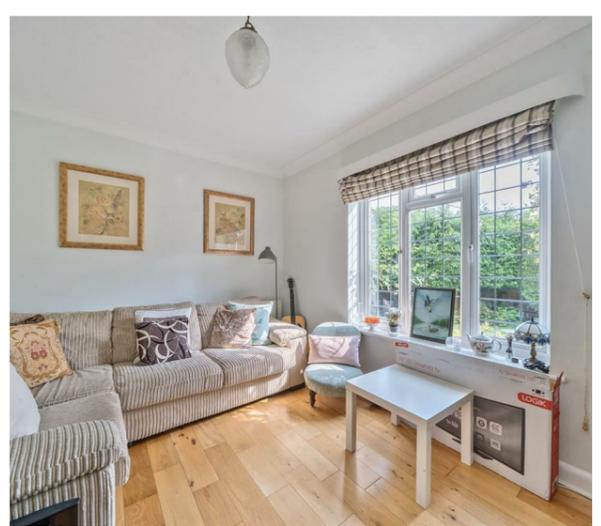


# Berkhamsted

OFFERS IN EXCESS OF

£1,250,000

Located in a town centre location literally minutes walk from both the High Street and train station. A detached family home with flexible layout to include 4 reception spaces, 4 double bedrooms, 2 bathrooms, driveway, double garage and a delightful and very private Southerly facing rear garden.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

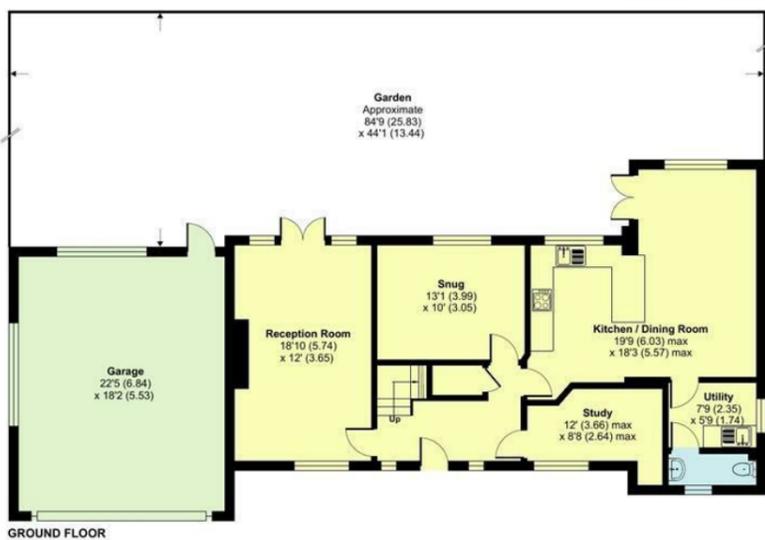
## Bridgewater Road, Berkhamsted, HP4

Approximate Area = 1890 sq ft / 175.5 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Garage = 407 sq ft / 37.8 sq m  
 Total = 2338 sq ft / 217.1 sq m

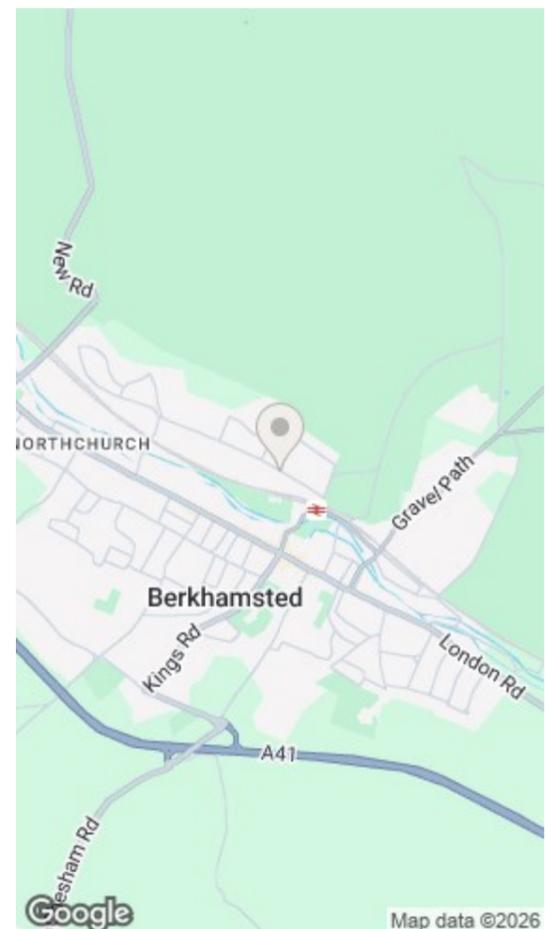
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sterling Homes. REF: 1304190



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	78		





A delightful family home offering excellent scope to extend to the side STNP with a sunny Southerly facing garden.



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#### Ground Floor

The entrance hall features a staircase leading to the first floor and includes a walk-in storage cupboard beneath. The main reception room spans the full length of the property, enjoying a dual aspect with a window to the front and French doors opening onto the rear garden. A door from this space leads to a cosy snug or sitting room, which also overlooks the rear garden. The kitchen/breakfast/family room is L-shaped, with two rear-facing windows and additional French doors that open onto the rear terrace. Off the kitchen is a practical utility room, which provides access to the ground floor cloakroom.

#### First Floor

The Landing area of the first floor has a hatch opening to the primary loft space and doors opening to all four of the double bedrooms. The Family bathroom measures excellent proportions and also boasts both a bathroom and a separate shower cubicle while the main bedroom is complimented by an ensuite shower room.

#### Outside

There is a flagstone driveway to the front leading to the double garage with metal up and over door. The garage has a window to the side and both a window and pedestrian door to the rear. There is a good size front garden mainly laid to lawn with low level brick wall and stunning herbaceous beds and borders with a pathway leading to the front door. Directly to the rear of the property is a raised timber deck terrace which leads to the main area of the garden which is laid to lawn. Southerly facing in aspect, the rear garden is exceptionally private with an excellent screen provided by evergreens at the rear boundary. There are a number of mature beds and borders throughout the rear garden.

#### The Location

Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

#### Berkhamsted Town

Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

#### Transport Links

Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

#### Agents 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, completed AML checks and proof of funds.



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