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# Temptation comes in many forms...



**Berkhamsted**

OFFERS IN EXCESS OF £475,000

# Berkhamsted

OFFERS IN EXCESS OF

£475,000

Offered for sale in lovely decorative order throughout and with the benefit of an open plan living/dining room with French doors opening to the rear garden, fitted kitchen with appliances and ground floor cloakroom. The first floor boasts two exceptional double bedrooms and a family bathroom. Private garden to the rear and driveway parking to the front.



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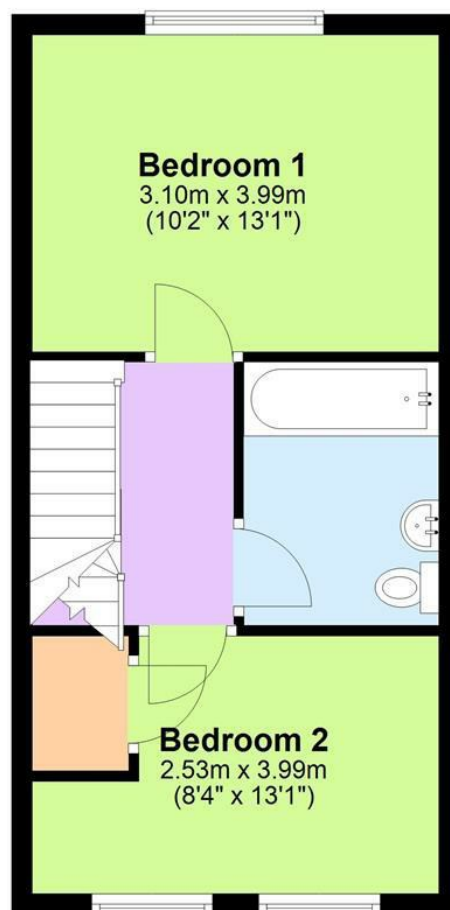
## Ground Floor

Approx. 25.2 sq. metres (271.3 sq. feet)

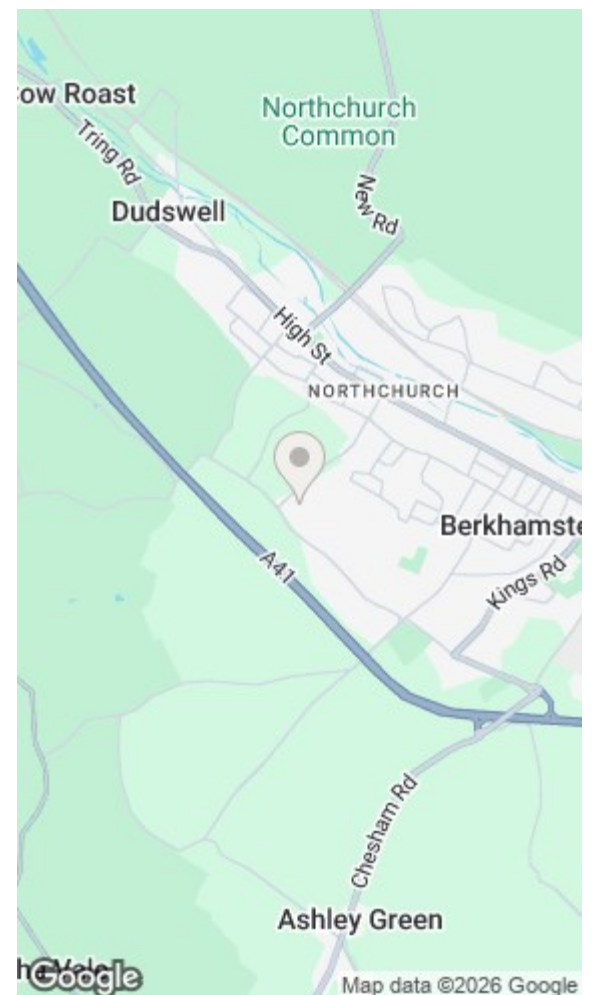


## First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	97		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Offered for sale in good decorative order and with two double bedrooms.



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#### The Ground Floor

The ground floor accommodation comprises of entrance hall with WC, a modern shaker style kitchen with integrated fridge/freezer, washer/dryer and dishwasher. At the rear of the property there is a spacious living/dining area which has been beautifully decorated and has French doors leading out into the garden. There is a large understairs cupboard for storage, engineered distressed oak effect wood flooring throughout the ground floor and fitted shutters throughout the property.

#### First Floor

The first floor has two double bedrooms with the principal bedroom benefiting from views over the rear garden while the second bedroom has two windows to the front over open spaces. There is a modern fully tiled bathroom with a bath/shower over, toilet and basin.

#### The Outside

There is block paved driveway for two cars directly to the front of the property and flagstone pathway leading to the front door. Directly to the rear of the garden is a patio laid to flagstones with a pathway leading to the rear boundary where there is a second patio area making the ideal space for al fresco dining with family and friends. The main part of the garden is mainly laid to lawn and fully enclosed by fencing

#### 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. The property is located just a 10 minute walk from Northchurch shops and amenities, 15 minute walk from Berkhamsted High Street and train station and close to scenic walks of Northchurch Common and Ashridge. St Marys school and Bridgewater school are also in easy striking distance. Berkhamsted has literary connections (Graham Greene, William Cowper), excellent schools(both private and state school)- for primary and secondary, and its picturesque charm as a historic market town with independent shops, the Grand Union Canal, and the art deco Rex Cinema, In addition it has an excellent sport facilities and leisure centre which includes swimming and racket sports tennis, squash,paddle, golf and a local football club.It is a popular commuter town.

#### 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 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.



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