sterling S
select homes

3 1 2

OFFERS IN EXCESS OF £475,000

Berkhamstead



Temptation comes in many forms...

sterling S
select homes

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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Berkhamsted

OFFERS IN EXCESS OF

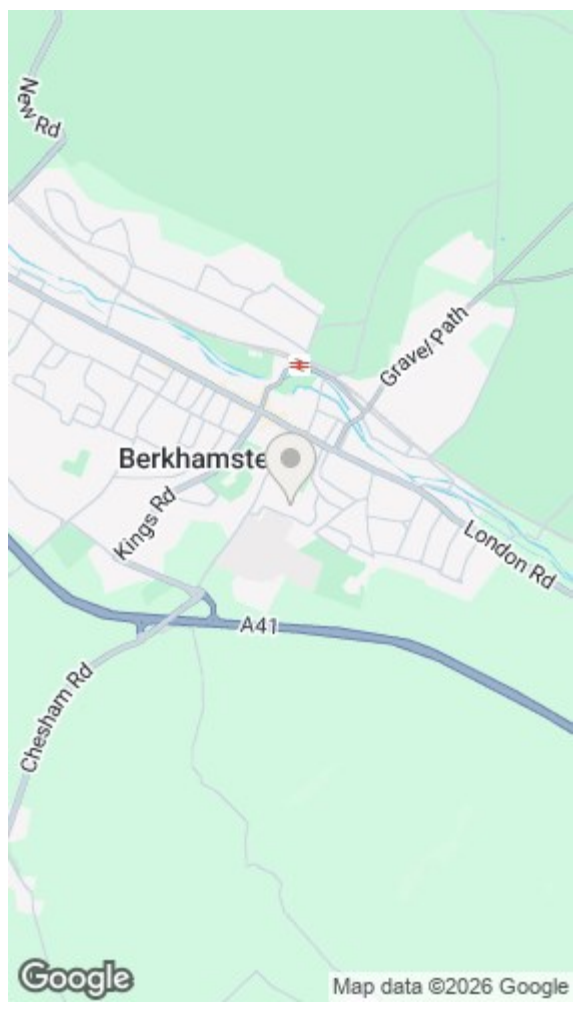
£475,000

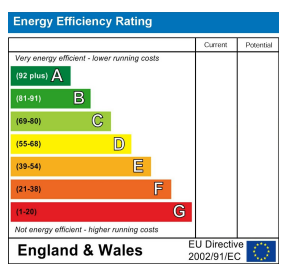
A realistically priced three bedroom family home within easy striking distance of the town, station, a variety of schools and sold with vacant possession and no upper chain. Boasting a refitted kitchen/breakfast room and light and airy living room with separate dining area. Easy to maintain Southerly facing rear garden.

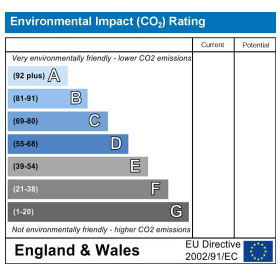


www.sterlinghomes.co.uk









Total area: approx. 94.1 sq. metres (1013.2 sq. feet)

sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk







Offered for sale with no upper chain and vacant possession in a traffic free location.





www.sterlinghomes.co.uk

Ground Floor
The front door opens into a welcoming entrance hall, with stairs leading to the first floor and a useful storage cupboard beneath. A conveniently located cloakroom is fitted with a wash basin and WC, complemented by a frosted window to the front elevation. Positioned at the front of the property, the kitchen/breakfast room has been thoughtfully refitted with a range of modern base and wall-mounted units, generous work surfaces, and integrated appliances including an oven, hob, and extractor hood. A door leads through to the dining area, which flows seamlessly into the spacious open-plan living room. This bright and inviting reception space benefits from a window overlooking the rear garden and French doors that open directly onto the patio and garden beyond, creating an ideal setting for both everyday living and entertaining.

First Floor
The landing of the first floor has a door opening to the airing cupboard and a door opening to a storage cupboard. All three bedroom are off the landing with two double bedrooms to the rear, a good size single bedroom to the front and a bathroom with fitted suite comprising bath, wash basin and wc.

Outisde
There is a front garden laid to lawn with pathway leading to a storm porch which has a door opening to an integrated store room. The rear garden is Southerly facing in aspect and mainly laid to lawn with a patio area directly to the rear of the house. Fully enclosed with fencing there is a pedestrian gate opening to a service road which provides ample unallocated parking. There is a useful brick built store room.

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.

Transport Links
Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

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. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.







www.sterlinghomes.co.uk