



Berkhamsted

OFFERS IN EXCESS OF

£850,000

Completed in 2017 and upgraded to a very high specification by the current owners. We are delighted to offer for sale this simply stunning double fronted family home which is positioned on a generous westerly facing plot and with planning permission pending for the addition of a second floor and extensive ground floor extension.

A spacious entrance hall welcomes you into the property which has stairs rising to the first floor landing area and doors opening to the principal reception room which benefits from dual aspect lighting with window to the front aspect and French doors opening to the rear patio. A undisputed feature of this family home is the open plan kitchen/dining room which is ideal for modern day living and is large enough to accommodate even the biggest family and friends occasions! The kitchen is further enhanced by a dedicated utility room which has space and plumbing for washing machine and tumble drier and gives direct access to the garden. There is also the benefit of a second reception room which has a bay window to the front and can be used as a sitting room or formal dining room.

The first floor provides a buyer with four well proportioned bedrooms and a family bathroom. The master bedroom benefits from a luxuriously appointed en-suite shower room and a range of floor to ceiling fitted wardrobes in a walk in dressing area.

Externally there is driveway parking to the front and garage with storage into the roof eaves which also has a courtesy door to the rear garden which has a patio area directly to the rear of the garden which is mainly laid to lawn and is fully enclosed by fencing.







A wonderful detached family home with west facing garden & stunning kitchen/breakfast room.



The Location - Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

- The high street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Wining & Dining - A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and Bill's there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet you whistle!

Sporting Interests - Sporting and leisure activities are well catered for in the Berkhamsted area with the Sportspace centre under a mile* from Bearroc Park providing swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside

Education In The Area - A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many Outstanding primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11/16) and co-educational teaching for boys and girls aged 3/18.

The independent school Egerton Rothesay neighbours Bearroc Park, providing a good school for 5-19 year olds right on your doorstep.

Transport Links - Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

Information For Buyers - 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.

There is currently a planning application which you can view by visiting:

<http://www.dacorum.gov.uk/home/planning-development/planning-applications/search-planning-applications>

and typing in planning application ref: 19/02543/ FHA

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DO NOT SCALE

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NOTES

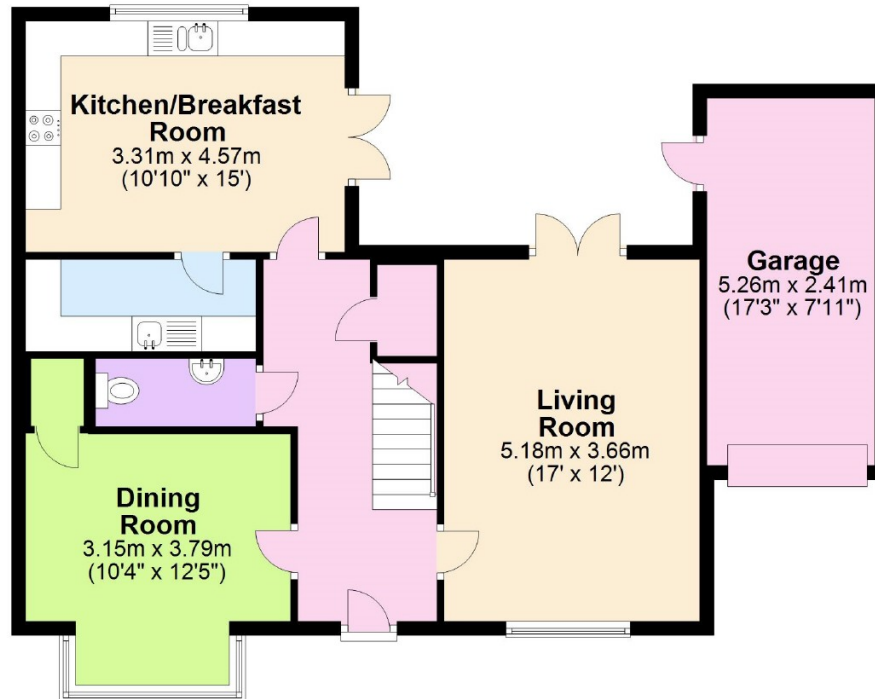


www.sterlinghomes.co.uk

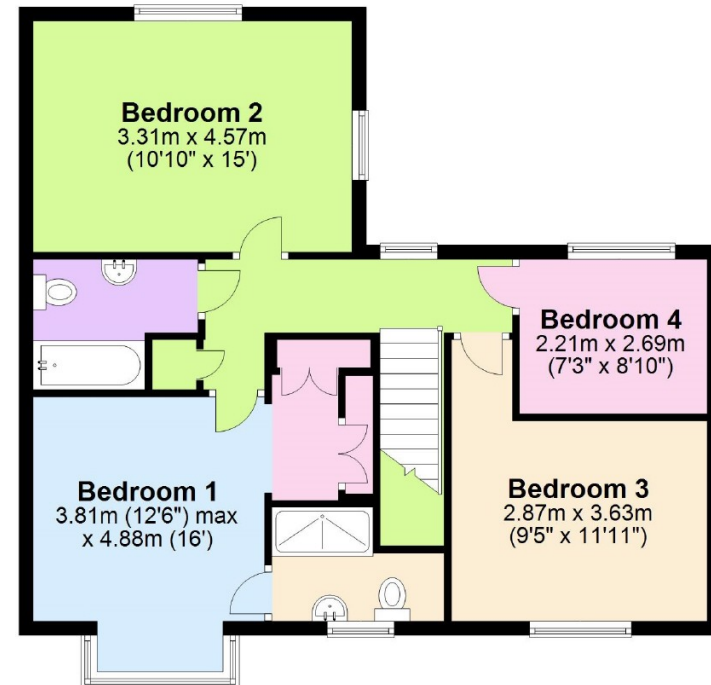
Rear elevation subject to the current planning application being approved by Dacorum

REV	DATE	DESCRIPTION
1	18/05/2018	ISSUED FOR TENDERS
<p>28 Lutteridge Road Lutteridge - MK14 7JH 07911 00688 www.tomwilsonstudio.co.uk</p> <p>Tom Wilson Studio</p>		
JOB: 1004: 40 ELIZABETH II AVENUE		
CPS: RENOVATED CHAUNICEY WEST ELEVATIONS		
TITLE:	TRUS-004-RC-001	REV:
DRAWN:	T.WILSON	CHECKED:
DATE:	18/05/18	DATE:
STATUS: PRELIMINARY		

Ground Floor



First Floor



Approximately 1728 sq ft

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



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!

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& Country Homes:
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