



# Berkhamsted

OFFERS IN EXCESS OF  
£450,000

Located in a sort after cul-de-sac location close to the Station and highly regarded Bridgewater Junior & Primary school and offered for sale in immaculate decorative order.







A family home in excellent decorative order and within 1 mile of the station and town centre.



Ground Floor - The addition of a useful porch is an ideal space to kick off your shoes and have a dedicated space for a pram or school bags. From here you walk through to the inner hallway which has stairs rising to the first floor with full height storage cupboard under and doors to the ground floor accommodation. The oak kitchen/breakfast room overlooks the front of the property where there is a pleasant green with mature planting to view. The main reception room, set up as a dining/living room dominates the whole rear of the property and measures in excess of 18 ft in length. Light floods this space with an extensive floor to ceiling window and door opening to the rear garden. A useful ground floor cloakroom completes this level.

First Floor - A spacious landing area has doors opening to all three bedrooms and to the family bathroom which has been fitted with a lovely white suite to include tongue and groove panelled bath with independently operated shower unit and scree over, wash basin and wc. The principal bedroom overlooks the rear of the property and boasts fitted wardrobes while the second bedroom overlooks the front. The third bedroom also overlooks the rear garden.

Outside - The rear garden is an undoubted feature of this wonderful home. With flagstone patio directly to the rear of the house making an ideal alfresco dining area and with pathway leading to the rear boundary where gated access opens to a parking area. The main portion of the garden is laid to lawn and is fully enclosed by a range of fencing with mature hedging to one side.

- 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 Everyone Active 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

**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.

**Agents 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:

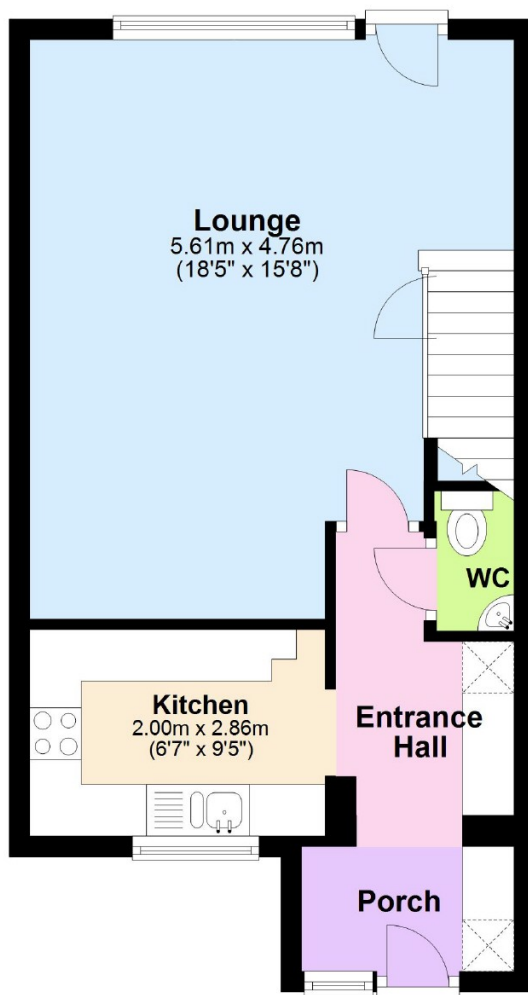
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.





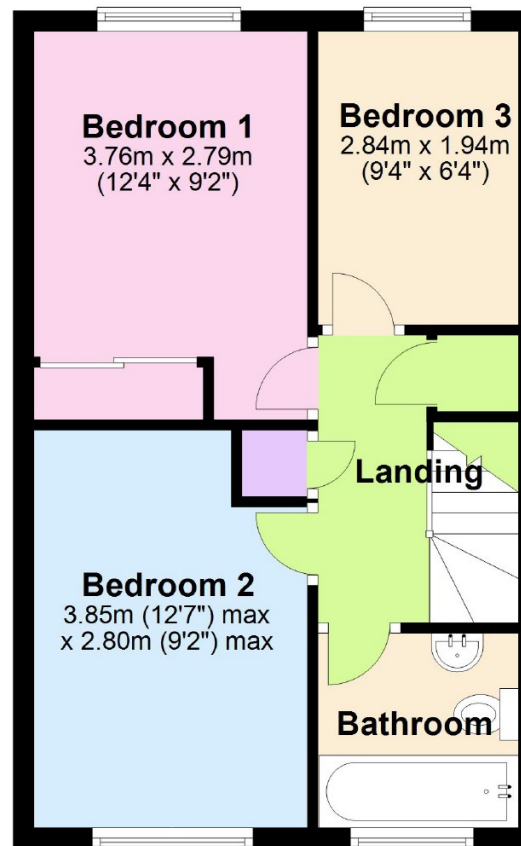
## Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

# Temptation comes in many forms...

sterling   
estate agents

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**

Hemel, Boxmoor  
& Bovingdon:  
**01442 230 888**

Kings Langley, Abbots  
Langley & Watford:  
**01923 270 666**



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