



# Berkhamsted

OFFERS IN EXCESS OF  
£1,000,000

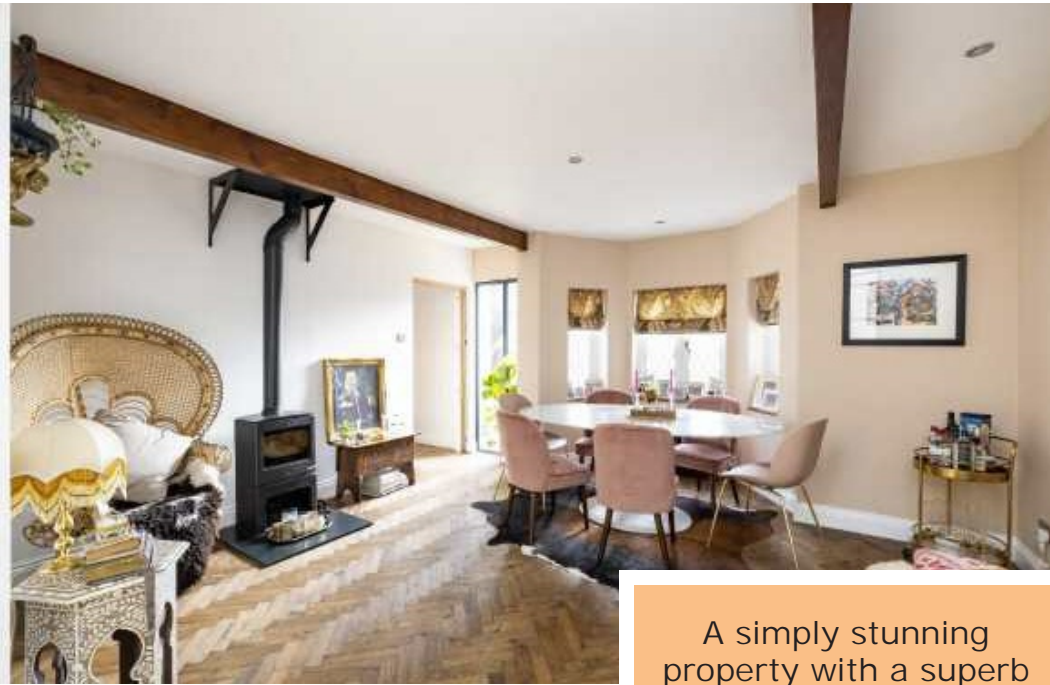
A stunning period home a short walk from Berkhamsted High Street & Station with period features and very flexible accommodation over two floors.





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A simply stunning property with a superb fusion of character and contemporary vibes throughout.



Ground Floor - The property has been sympathetically extended and remodelled by the current owners and now offers exceptionally flexible accommodation with potential to convert part of the property to a self contained annexe should it be required. As you enter the magnificent reception hall you are immediately struck by the light flowing through the ground floor - what a superb area to greet your guests! From here you continue to the rear of the property where there is a ground floor shower room and a utility/boot room with stairs rising to a useful hobby room which measures in excess of 30 ft and makes a great teenagers hang out den!

- The kitchen also has bi-folding doors opening to the garden and has been fitted with a range of high quality base and eye level units with a central island. The kitchen flows directly to a dedicated dining room which has herringbone wood block flooring, bay window to the side and wood burning stove - the perfect place for a dinner party! A further three reception rooms give the property an excellent degree of flexibility to suit all buyers needs and incorporates an open-grate fireplace to one of the reception rooms and a second wood burning stove to the other.

First Floor - Rising to the landing area there are doors opening to all five bedrooms and to a luxuriously appointed family bathroom. The principal bedroom boasts both an ensuite shower room and walk in dressing room while the guest bedroom also has an ensuite shower room.

Outside - There is a private driveway laid to gravel at the front of the property providing parking for several cars. An extensive Italian stone patio area with recessed down-lighters is positioned immediately to the rear of the house which both the reception hall and kitchen/breakfast room have bi-folding doors opening immediately onto it making it the ideal space to entertain family and friends. From the patio you continue to the main portion of the garden which is laid to lawn and fully enclosed by fencing with a number of mature trees surrounding the borders giving you a real sense of privacy with the woodland being accessed by a gate to the rear boundary. A further benefit to the property is the high quality garden cabin which makes an ideal home office, studio, gym or den for the children!

The Location - 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.

Education In The Area - There are a number of excellent schools in the area including Berkhamsted Independent School for Boys and Girls, Merchant Taylors for Boys, Heatherton House, Royal Masonic School and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College and Tring Park Performing Arts School.

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.





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# DURRANTS LANE

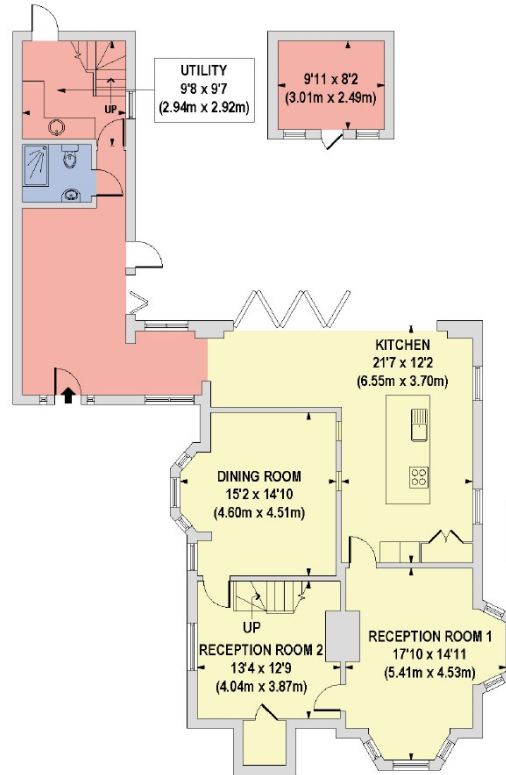
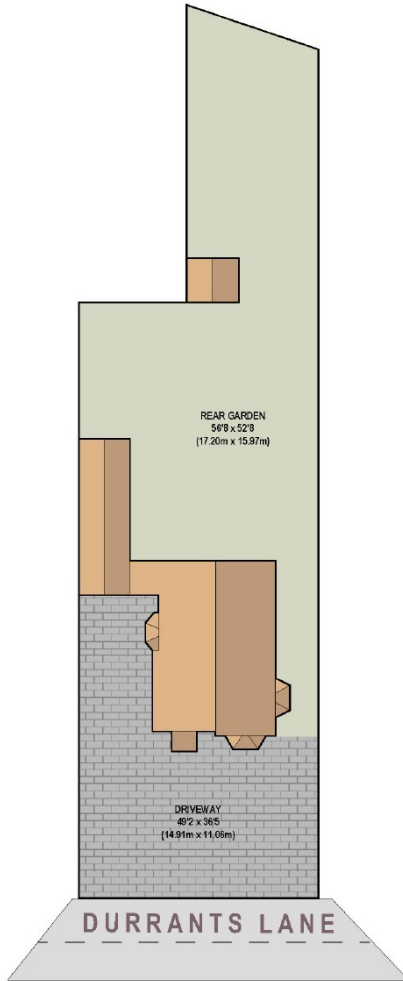
Berkhamsted



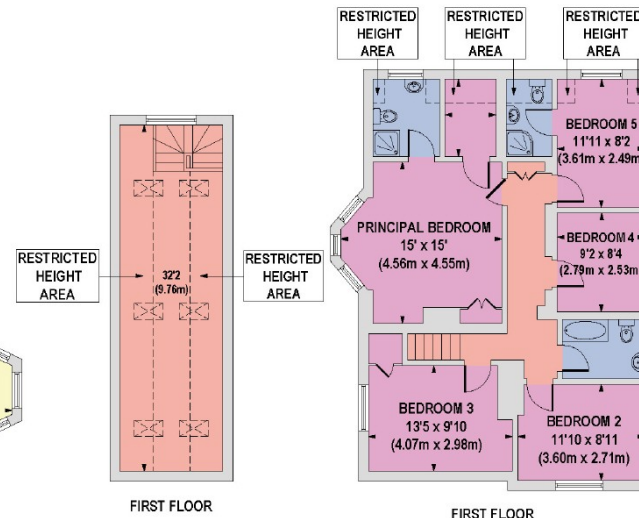
Approximate Gross Internal Floor Area

2584 sq. ft / 240.10 sq. m (Including Restricted Height Area)

2353 sq. ft / 218.57 sq. m (Excluding Restricted Height Area)



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



**CP CREATIVE**  
PROPERTY MARKETING

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(89-100) <b>A</b>		
(81-91) <b>B</b>			(81-88) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>80</b>			<b>77</b>
		<b>62</b>			<b>57</b>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

# Temptation comes in many forms...

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estate agents

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