



sterling   
select homes

BERKHAMSTED

OFFERS IN EXCESS OF £550,000

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£550,000

Located in a wonderful cul-de-sac location with the benefit of a south facing garden and terrific potential to extend to the side and the rear subject to the normal planning consents.







A three bedroom property with a south facing garden in a prime cul-de-sac location close to the High Street.



Ground Floor - Benefitting from a cul-de-sac location a UPVC front door opens to a spacious reception hallway which has stairs rising to the first floor and doors opening to the ground floor accommodation. The living/dining room is of superb proportions measuring in excess of 22ft in length and boasting dual aspect lighting with windows to both the front and rear aspects. The kitchen has a door opening to the rear garden and is fitted with a range of base and eye level units.

First Floor - A spacious landing area has doors opening to all first floor bedrooms and to the family bathroom which has been fitted with a white three piece suite comprising panelled bath, wash basin and wc. Bedrooms one and three both overlook the front, whilst bedroom two overlooks the rear garden.

Outside - At the front of the property is a garden area laid to lawn and hardstanding driveway providing parking for several cars and leading to the detached single garage with metal up and over door. The rear garden has a flagstone patio area directly to the rear of the house leading to the main part of the garden which is laid to lawn and fully enclosed with fencing.

Local Transport Links - Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4 miles 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.

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. Swing Gate Lane Primary and Thomas Coram middle are on your doorstep! 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 3-1

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:

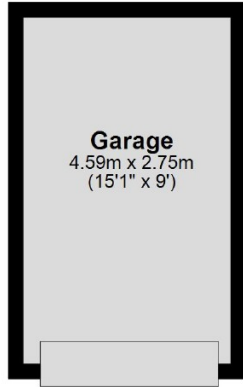
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers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





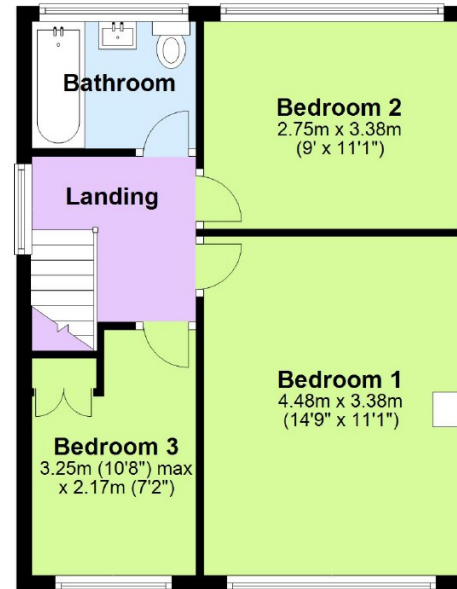
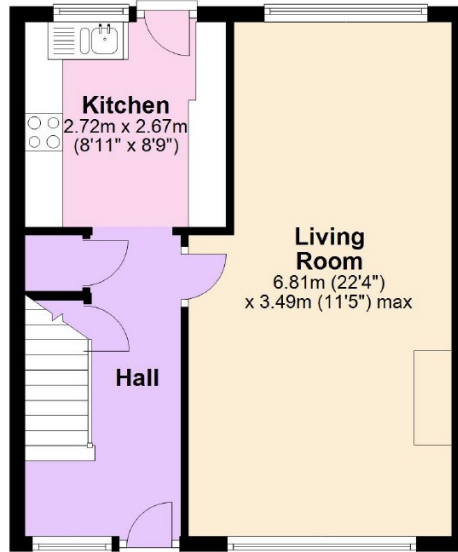
### Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



### First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 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**?

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and let's see if we can **tempt** you!

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Berkhamsted Select  
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**01923 270 666**



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