



BERKHAMSTED

OFFERS IN EXCESS OF

£1,200,000

A high specification and imposing family home in central Berkhamsted, situated in an idyllic canal-side location within easy striking distance of the High Street & Station.



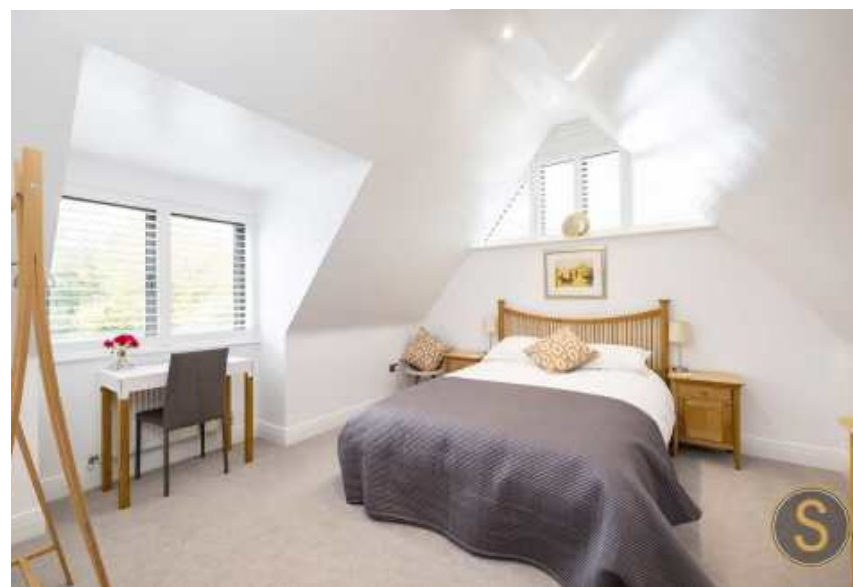
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A simply stunning detached property with canal views in the centre of Berkhamsted measuring 2320 sq ft.



Ground Floor - You are welcomed into the property by an exceptionally spacious entrance hall which has stairs rising to the first floor and doors opening to all ground floor accommodation. Modern family homes are all about the super sized, open plan kitchens and you are not disappointed here! Double doors from the entrance hall open into this wonderful space which, while open plan, has clearly defined zones for a formal dining area, living area and a kitchen/breakfast room which is further complimented by a dedicated utility room which boasts a courtesy door into the integral garage. There is also another dedicated reception room overlooking the front of the property and a cloakroom which completes the ground floor.

First Floor - A spacious landing area which has stairs rising to the second floor has doors opening to the first floor accommodation and double doors opening to the drawing room which boasts wonderful views across the garden and beyond to the canal. There is a main family bathroom on the first floor and two double bedrooms, one of which boasts a luxury Ensuite shower room and walk-in wardrobe

Second Floor - Rising to the second floor, a landing area has doors opening to a further two bedrooms and to a shower room. There is another door that opens to a walk-in eaves space - ideal for storage. The fourth bedroom has been fitted out with bespoke wooden wardrobes, cupboards and drawers, which makes it an ideal dressing room.

Outside - The property has driveway parking for two cars at the front and leads to an integral garage which has courtesy door to both the utility room and the rear garden. There is gated pedestrian access to the south-facing rear garden, which has an extensive Indian sandstone patio directly to the rear of the house, which is neatly framed by two raised borders to either side, with a central opening to the main part of the garden, which is laid to lawn. To both corners of the rear boundaries are further Indian sandstone patios, with a summer house occupying one of them. The rear garden is fully enclosed by fencing and has a useful rear gate opening to the canal towpath, making access directly into the town or to the station easy!

Nearby Transport Links - Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline 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), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

Schooling 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. Tring Park Performing Arts School is only 5 miles from Berkhamsted.

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.

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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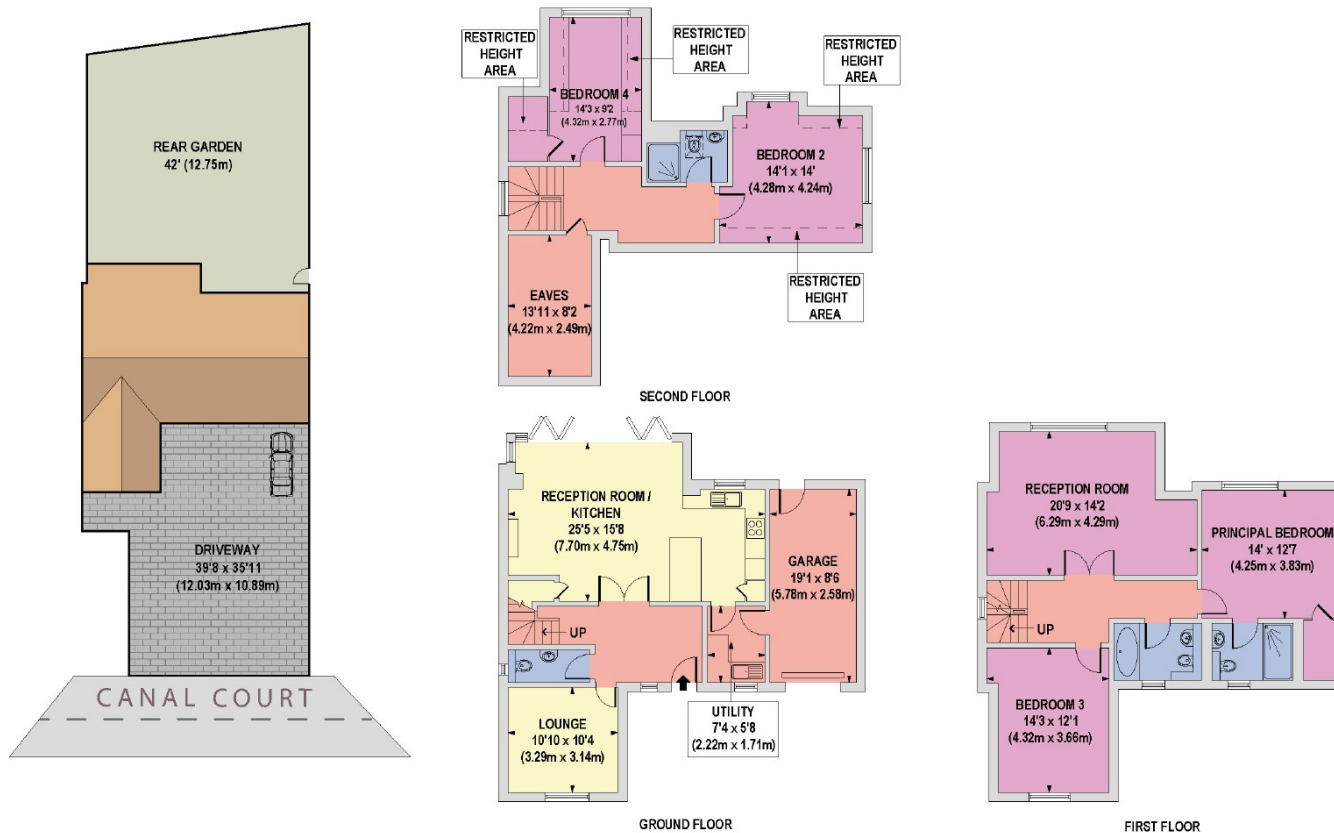


CANAL COURT



Berkhamsted



Approximate Gross Internal Floor Area
2320 sq. ft / 215.53 sq. m (Including Restricted Height Area / Eaves & Garage)



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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|---|---|-------------------------|---|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (91-100) A | | | (89-100) A | | |
| (81-90) B | | | (81-88) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (49-54) E | | | (49-54) E | | |
| (41-48) F | | | (41-48) F | | |
| (31-40) G | | | (31-40) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  | England & Wales | EU Directive 2002/91/EC |  |

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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Aylesbury & Villages:
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Berkhamsted Select
& Country Homes:
01442 879 996

Hemel, Boxmoor
& Bovingdon:
01442 230 888

Kings Langley, Abbots
Langley & Watford:
01923 270 666

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