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Is there a **price** that would **tempt**

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Berkhamsted

PRICE GUIDE £1,250,000

Berkhamsted

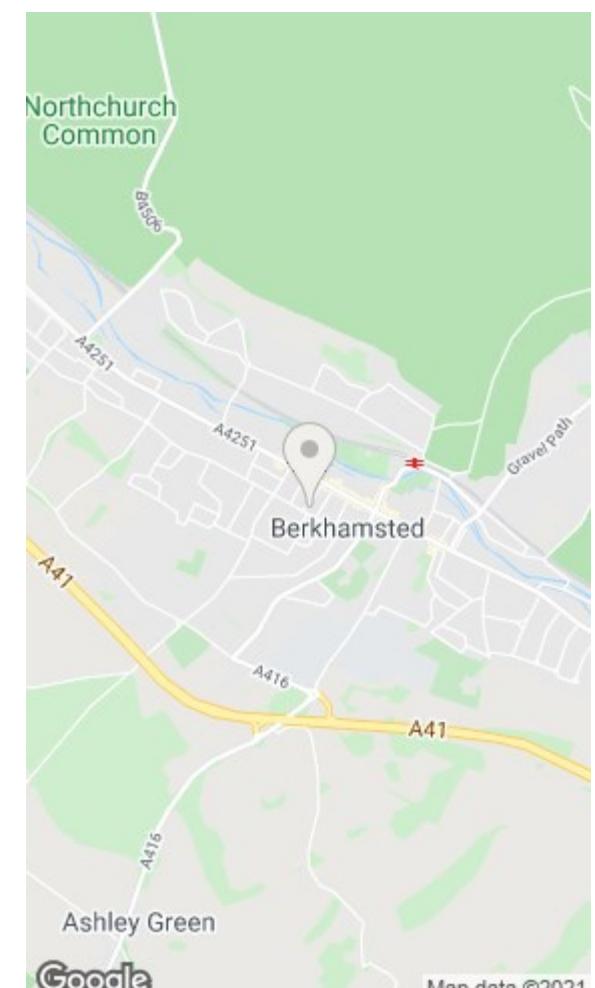
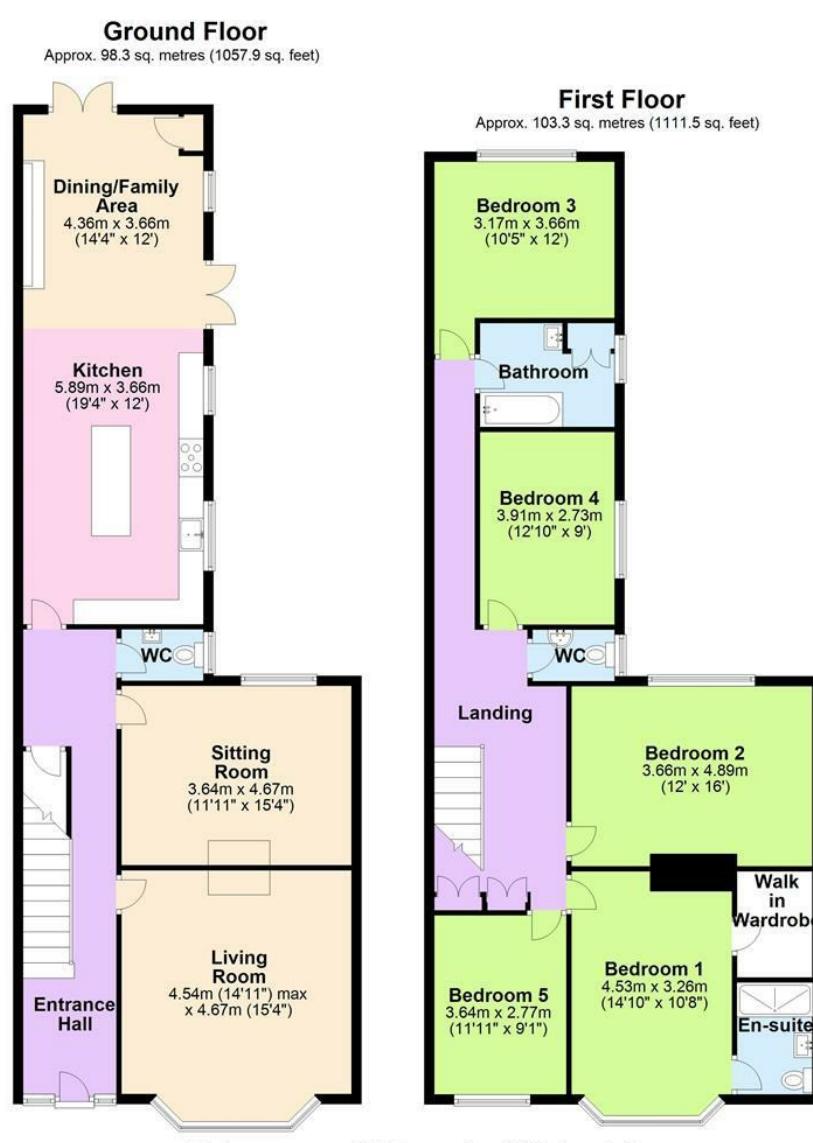
PRICE GUIDE

£1,250,000

A stunning Edwardian Villa positioned on one of the most sought after roads in the highly desirable market town of Berkhamsted. Sold with a complete upper chain, early enquiries will be essential.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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Located on one of Berkhamsted's most sought after roads and offered for sale with complete upper chain and a host of internal character features.



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Transport Links

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.

Country Leisure Pursuits

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

Amenities

Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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



Ground Floor

An imposing and well-proportioned entrance hall welcomes you into this stunning Edwardian Villa which is positioned on one of the most sought after residential roads in a central town position. Directly ahead of you are the stairs rising to the first-floor landing space, while to the right of you are doors opening to the main living room which has a bay window to the front and an open grate fireplace. The sitting room also boasts an open grate fireplace and has a window overlooking the courtyards and towards the lovely garden beyond.

Without a doubt, the open plan kitchen/dining/family room is a major feature of this excellent family home. The kitchen area has been fitted with a range of high-grade base and eye level units with central island breakfast bar. Continuing through the kitchen you meander through to the dining/family area which has French doors opening to both the side courtyard and to the rear garden. A ground floor cloakroom completes this level.

First Floor

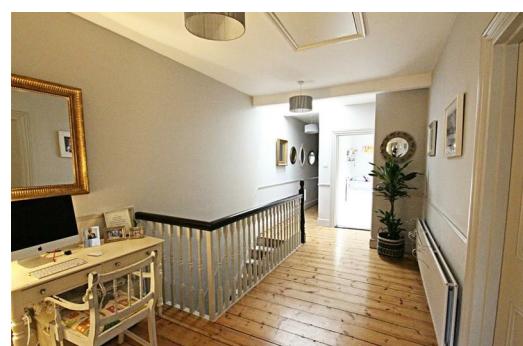
A large first-floor landing area has ample space to add a second staircase to the attic which has terrific potential to convert STNP. The main bedroom has a bay window overlooking the front and has the advantage of both an ensuite shower room and walk-in wardrobe. There are a further four well-proportioned bedrooms which are well served by a large family bathroom with the additional benefit of a separate first-floor cloakroom.

Outside

The rear garden is southerly facing in aspect and has been landscaped with low maintenance and entertaining space very much at its forefront. With side access leading to the front, there is a good size flagstone patio directly to the rear of the property which leads to the main portion of the garden which is laid to lawn. At the rear boundary, there is a raised patio area which is well screened by feature fencing and makes an ideal place to enjoy an ice-cold gin and tonic while the sun sets in the summer months.

Historic Berkhamsted

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.



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