



Berkhamsted

OFFERS IN EXCESS OF
£1,500,000

A rare chance to purchase a wonderful Edwardian Villa in excess of 3000 sq ft, with ample off road parking, generous garden and with a cabin in a tucked away position within the town centre and within a stroll to the station..







A stunning Edwardian Villa in a tucked away location in the town centre.



Ground Floor - A spacious entrance porch opens to a large reception hallway with quarry tiled flooring and stairs rising to the first floor. To the right hand side there is a door to the drawing room which has a gas flame effect fireplace, and a door to the dining room which has an open grate fireplace and solid wood Herringbone flooring. On the left hand side, doors open to the study, the cloakroom and the utility room. Several steps rise to an inner hallway which leads to a magnificent open plan kitchen/breakfast/family room which is double aspect with patio doors opening to the gardens as well as a second set of doors leading to a separate courtyard area providing an ideal entertaining space.

First Floor - Rising to the first floor there are three double bedrooms with the principal bedroom enjoying panoramic views over the rear garden, and with a whole bank of fitted wardrobes extending the length of the room. The three bedrooms are well served by both a family bathroom with fitted four piece suite including a separate bath and walk in shower, and a separate cloakroom with wc and wash basin.

Second Floor - An ideal space for a guest bedroom is the top floor. With another cloakroom and a continental style shower within the bedroom, there are a host of fitted cupboards and shelving and easy access to a variety of eaves storage.

Outside - The property is approached via a driveway which leads to a private driveway parking area for two cars. The gardens are an undoubted feature of this wonderful home which boast a South-West facing aspect. With flagstone patio area directly to the rear of the property, a path wends its way through the gardens which are well stocked and mainly laid to lawn. Halfway up the garden you will find a stunning cabin with sliding double doors and windows looking back towards the property, and towards the rear boundary of

the garden. There are also several storage sheds neatly tucked away - ideal spaces for all those garden tools and lawn mowers.

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.

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.

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.

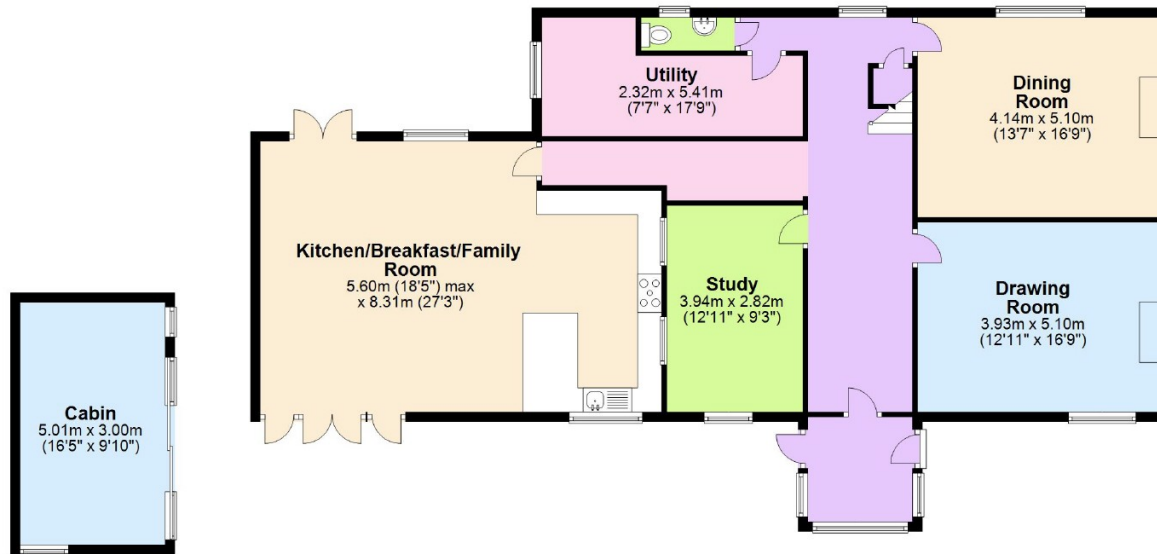
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Ground Floor

Approx. 157.9 sq. metres (1699.6 sq. feet)



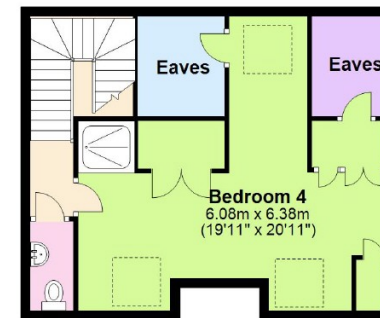
First Floor

Approx. 85.8 sq. metres (923.0 sq. feet)



Second Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 287.1 sq. metres (3090.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



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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