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Berkhamsted

OFFERS OVER £600,000

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Berkhamsted

OFFERS OVER

£600,000

Positioned in the very heart of Berkhamsted town within a stones throw of amenities and railway station. A characterful period home measuring over 1000 sq ft and boasting two reception rooms, kitchen with separate utility and store room and the rare advantage of an ensuite bathroom to the main bedroom alongside a second bathroom. Private, low maintenance garden to the rear.

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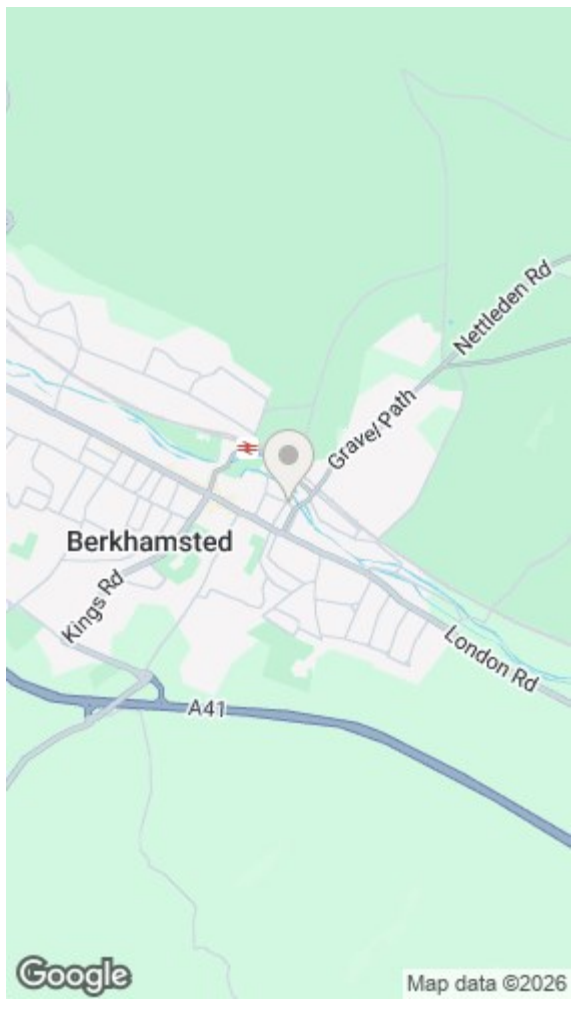
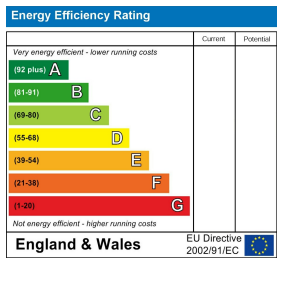
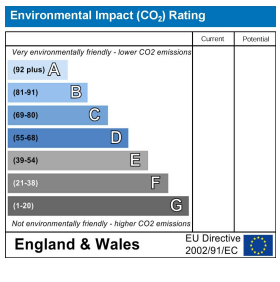
Total area: approx. 93.6 sq. metres (1007.3 sq. feet)







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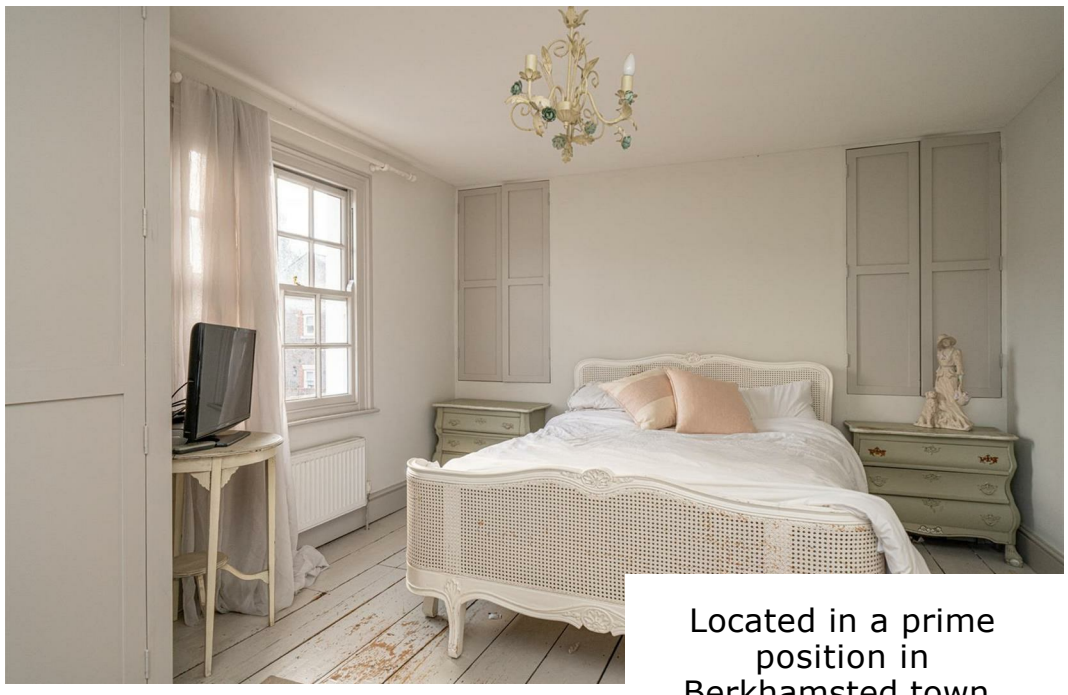

Located in a prime position in Berkhamsted town.

Ground Floor
A bay window overlooks the front of the property from the living room which also boasts an open grate fireplace. Solid wood flooring flows through to a separate dining space with a door opening to the kitchen. The Shaker style kitchen has a range of base and eye level units, wood work surfaces, gas hob, integrated double oven, dishwasher and under counter fridge and freezer. The kitchen steps down into the utility room which gives access to the courtyard via double doors and then leads through to a large store room which could be converted into a ground floor third bedroom/ home office/ treatment room STNP.

First Floor
On the first floor there are two double bedrooms and a family bathroom. The generous dual aspect master bedroom has ample fitted storage and also benefits from an ensuite shower room.

Outside
The rear garden is a charming courtyard perfect for entertaining. A raised patio area backs onto ta peaceful stream from he river Bulbourne and provides a stunning setting for alfresco dining. There is a small and fully enclosed garden area to the front with gated access.

The Location
Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.