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# Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £525,000

# Berkhamsted

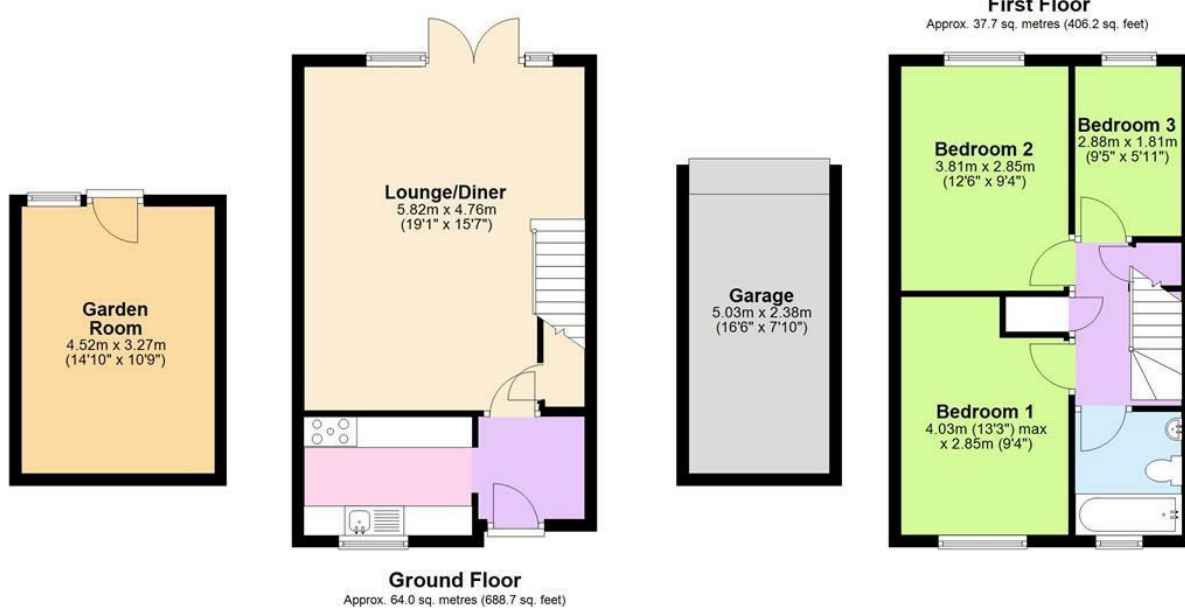
## PRICE GUIDE

£525,000

Boasting a good size corner plot position within this popular residential cul-de-sac and also having the advantage of both a timber framed garden cabin and a garage in a block to the rear. A three bedroom family home with a wonderful garden and ideally positioned to make the most of Berkhamsted town.

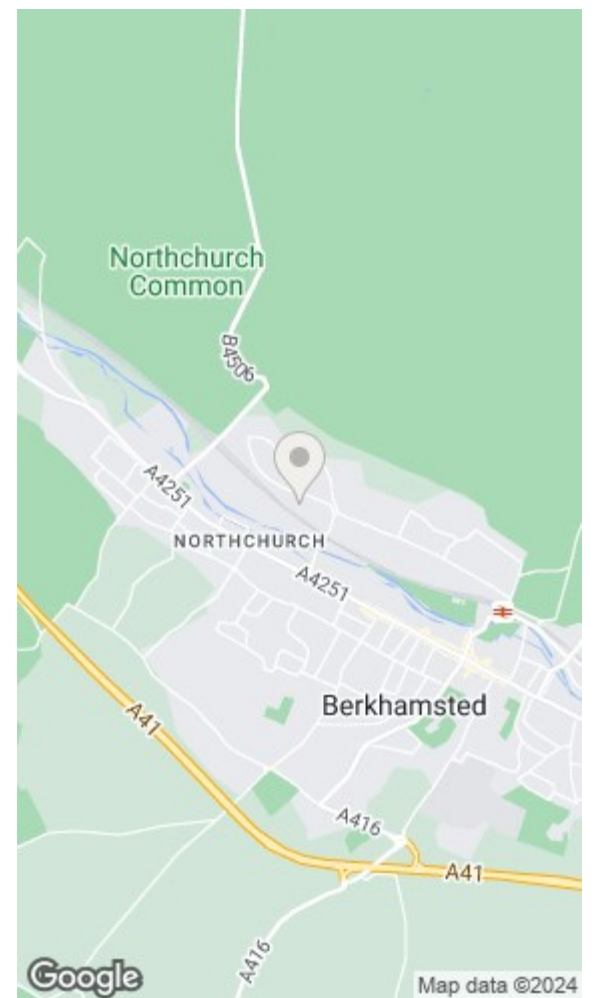


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Total area: approx. 101.7 sq. metres (1094.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A chance to purchase a family home in a popular residential location close to Bridgewater school.



#### Ground Floor

The ground floor has a large entrance hall with ample storage space and a door opening to a fully equipped kitchen overlooking the front garden including integrated fridge/freezer, tumble dryer, washing machine and dishwasher with a range of base and eye level units with solid oak worktop finishes.. The entire rear of the property at the ground floor homes the open plan living/dining room which has French doors opening to the rear aspect. A staircase from here also rises to the landing space.

#### First Floor

The first floor landing area has doors opening to all three bedrooms and to the family bathroom which has been refitted with a white three piece suite including a tiled panelled bath with shower screen and independently operated rain water shower unit over.

#### Outside

The corner plot gardens are a delightful feature of this wonderful home! Directly to the rear of the property is a block paved patio area with pathway wending its way to a circular paved dining area. Enclosed by fencing there are an excellent degree of mature planting and specimen trees. There is a timber framed garden room which has power and light and is currently set up as a home bar but could easily be used as a treatment room, home office or gym! Additionally to the property is a garage with metal up and over door in a block to the rear of the house.

#### 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.

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#### Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Gigging Squid, Zaza and Lushmans fish restaurant there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet you whistle!

#### Leisure Pursuits

Sporting and leisure activities are well catered for in the Berkhamsted area with the Everyone Active centre a five minute walk away providing swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside

#### Transport Links

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

#### 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.



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