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Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Berkhamsted

OFFERS OVER £700,000

# Berkhamsted

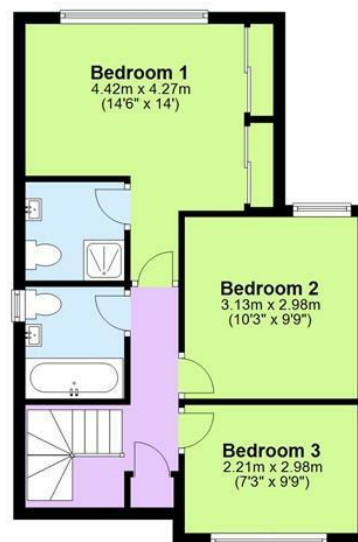
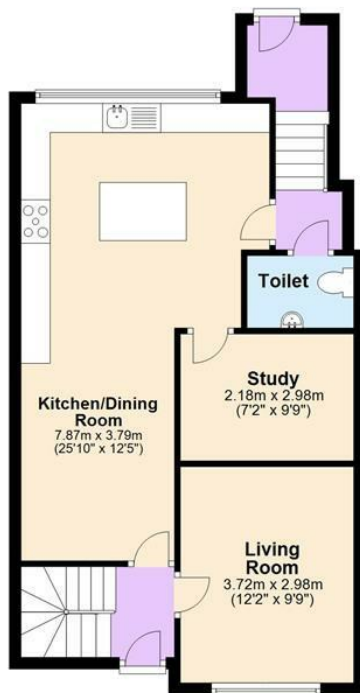
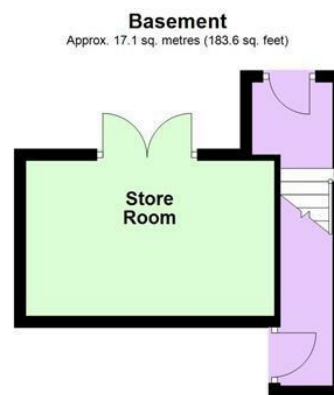
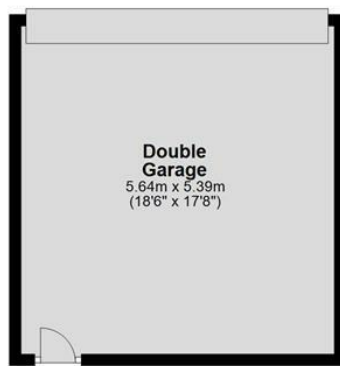
OFFERS OVER

£700,000

Located on a mature residential road and boasting a double storey extension. Fully re-furnished throughout to include a stunning open plan kitchen/breakfast family room, with separate utility/wc, and ensuite to the main bedroom along with good size garden and detached double garage.



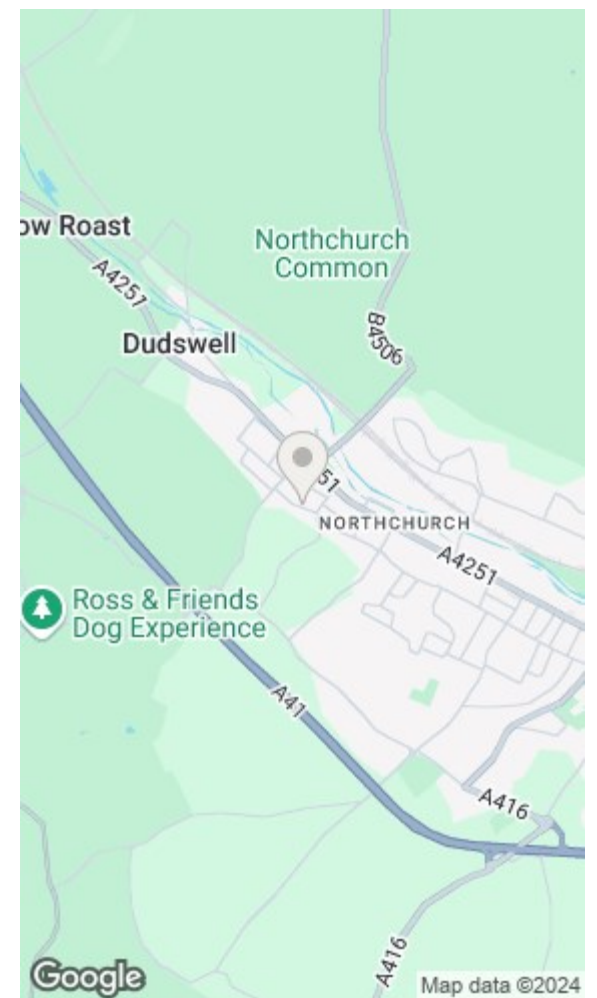
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**Ground Floor**  
Approx. 87.2 sq. metres (938.1 sq. feet) **Total area: approx. 148.3 sq. metres (1596.3 sq. feet)**

**First Floor**  
Approx. 44.1 sq. metres (474.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	85		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (12 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





With stunning views to the rear and boasting over 1400 sq ft in size - an internal inspection is essential!



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#### Ground Floor

A spacious entrance hall has stairs rising to the first floor and a door to the right hand side opening to a dedicated and traditional 'front room' with window to the front. Moving through the entrance hall a door opens to a stunning 'L' shaped kitchen/breakfast/dining room which is flooded with light by means of windows to the rear providing panoramic views over the garden and high level windows to the side. The kitchen area is fitted with a comprehensive range of base and eye level units to include central island with an integrated wine chiller with further integrated appliances including a dishwasher, double oven and hob with extractor. A door also opens from here to a useful home office/ snug making the layout ideal for modern day living. From the kitchen a door also leads to an inner lobby which has a door opening to a useful utility room which is fitted with a white two piece suite comprising low level WC and wash basin, with space and plumbing for both an automatic washing machine and tumble drier. Stairs from the rear lobby descend to the lower level where a door opens to the rear garden.

#### First Floor

Rising to the first floor a landing area has doors opening to all three double bedrooms and to the main family bathroom which has a frosted window to the side and is fitted with a white three piece suite to include panelled bath with shower attachment, sink with vanity unit under and low level wc with concealed cistern. Two of the bedrooms, including the principal bedroom both overlook the rear which provide wonderful, elevated views over the valley of Berkhamsted and beyond. The principal bedroom also has two double width wardrobes with ample hanging and storage space.

#### Outside

The front of the property is enclosed by a low level brick wall which has steps leading down to the front door and a garden area laid to lawn. the lawned area has ample scope to be converted into driveway space should further parking be required. The rear garden is exceptionally private enclosed by fencing to three aspects with gate leading down to the double garage pedestrian door. There are two patio areas; one to the rear of the house to capture the morning sun and one to the rear boundary to ensure you are able to dine long into the evening in the summer days and capture the very last rays of sunshine! The double garage which is positioned at the rear of the garden boast a pitched roof with storage into the roof eaves and power and light.

#### The Location

Northchurch, surrounded by attractive Chilterns' countryside, is a short distance from the historic market town of Berkhamsted and Tring and is within easy striking distance of some wonderful canal-side walks and the shops and amenities of Northchurch.

#### On Your-step: Berkhamsted

The High Street runs parallel with the 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 to 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.

#### 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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