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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £500,000

Berkhamsted

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£500,000

Located in the heart of central Berkhamsted on a peaceful no through road and offered for sale in excellent decorative order throughout. A two bedroom character cottage with private, fully enclosed rear garden.

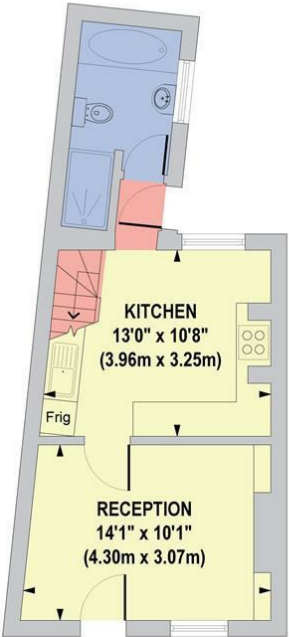
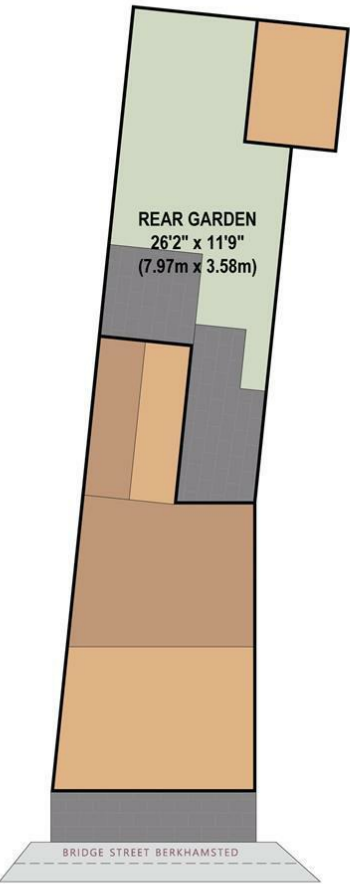


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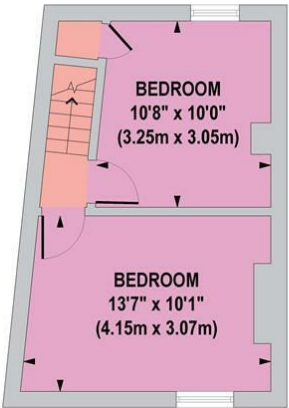
BRIDGE STREET

BERKHAMSTED

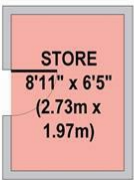
Approximate Gross Internal Floor Area
694 sq. ft / 64.47 sq. m (Including Outbuilding)
636 sq. ft / 59.10 sq. m (Excluding Outbuilding)



GROUND FLOOR



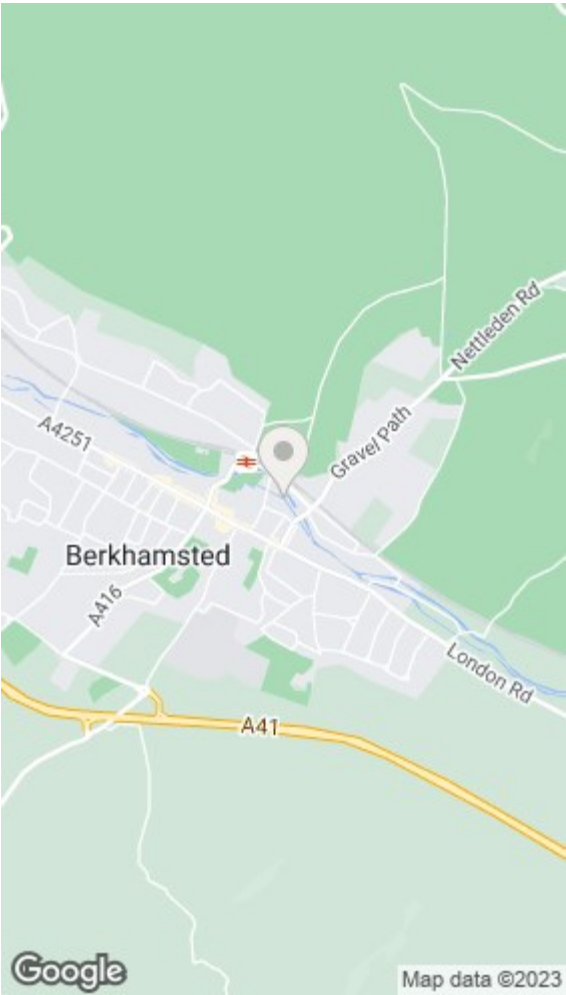
FIRST FLOOR



OUTBUILDING

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







A stunning character cottage in the heart of Berkhamsted.



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The Property
Sterling are delighted to launch this wonderful period cottage to the open market. Boasting a riverside setting, the cottage is presented to the market in excellent decorative order throughout. The living room benefits from stripped wood flooring and cast iron, wood burning stove which is a real delight on those cold winter evenings. From the living room, a door extends to a well fitted and spacious kitchen/dining room which has tiled flooring and is fitted with a range of base and eye level units and include integrated electric oven with hob and extractor over.

There are two double bedrooms and a refitted bathroom with four piece suite to include separate bath and walk in shower!

Outside
Externally the rear garden benefits from a southerly facing aspect with a patio area directly to the rear of the property extending to the main part of the garden which is laid to lawn and sides the riverside!

The Location
Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities.. Milton Keynes and London are both easily accessible via the M1.

There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

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.

Proximity To Stations

Berkhamsted Station (0.35 Miles)
Hemel Hempstead (3.6 miles)
Tring (3.7 miles)
London Luton Airport (11.8 miles)
London Heathrow Airport (20.0 miles)
London City Airport (32.1 miles)

Education In The Area

There are a number of excellent schools in the area including Berkhamsted School for Boys and Girls, Westbrook Hay, Merchant Taylors for Boys, Heatherton House, Royal Masonic School and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College.

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.

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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