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Berkhamsted

OFFERS IN EXCESS OF £650,000

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Berkhamsted

OFFERS IN EXCESS OF

£650,000

Located in a very sought after, no through road position, yet only moments from the Town centre and within a stone's throw of the railway station. A period home offered for sale with no upper chain and presented in excellent decorative order. Two reception rooms, dedicated home office with utility space', 3 double bedrooms and one bathroom with an additional ensuite shower room. Viewing essential.

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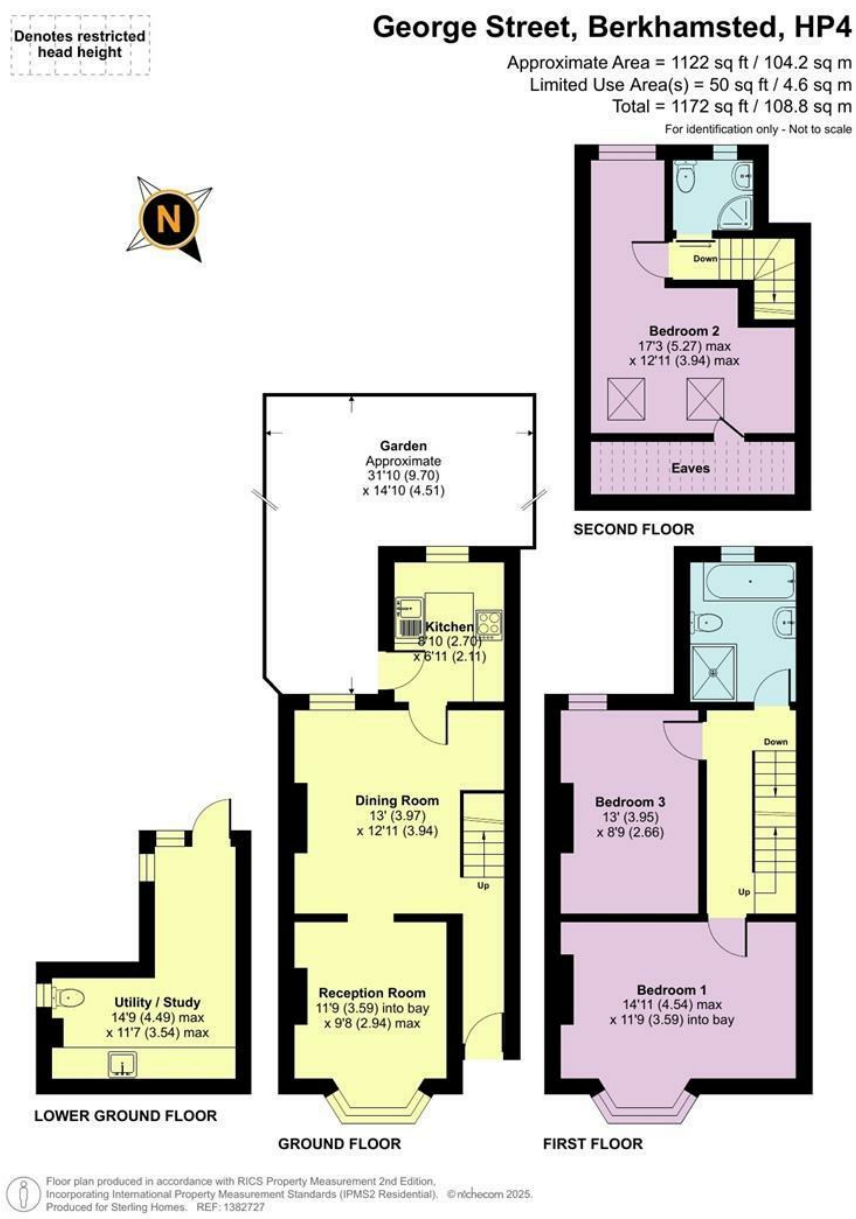

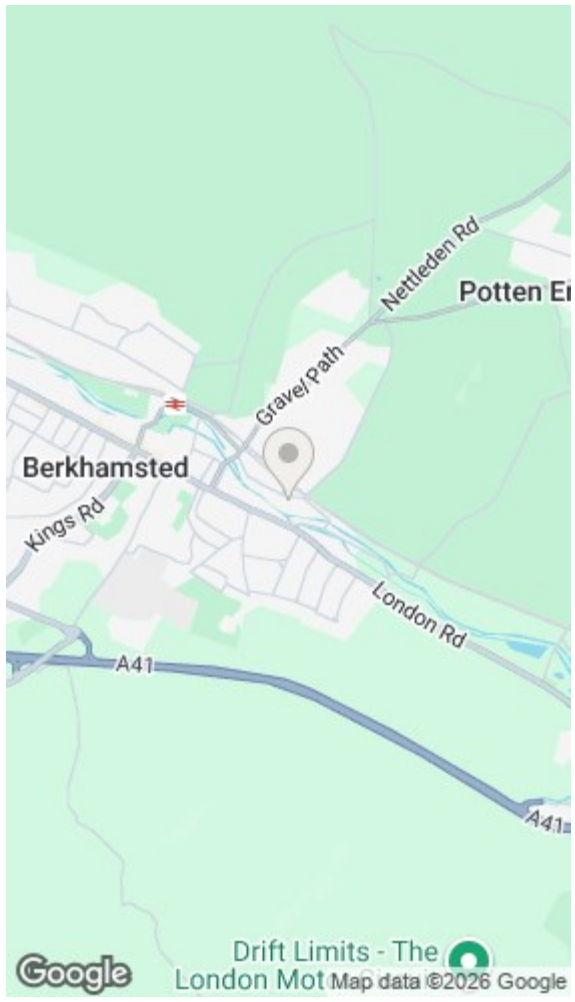

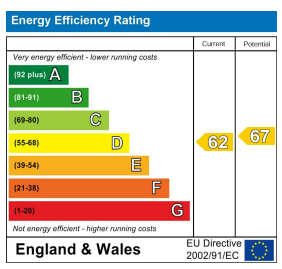

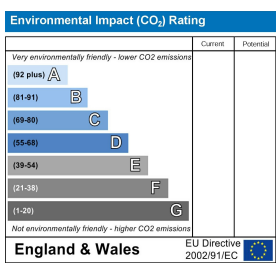

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A well presented period home in central Berkhamsted with excellent links to the town and railway station.

Ground Floor
The front door opens to the entrance hall which has stairs rising to the first floor landing. From here, stripped wooden floorboards flow throughout the dining room which boasts a log burner, leading into the living room which has a bay window to the front and an open fireplace. From the dining area a door opens directly to the fitted kitchen which provides a comprehensive range of base and eye level units and door opening to the rear garden which also leads to:

Lower Ground Floor
A door from the garden provides direct access to the lower ground floor, currently arranged as a combined home office and utility room. It features a run of worktops with a recessed Belfast sink, along with space and plumbing for a washer/dryer. A conveniently located WC is also included.

First Floor
The first floor landing gives direct access to 2 of the 3 double bedrooms and to the luxuriously appointed family bathroom which has been fitted with a four piece suite to include a separate shower cubicle and bath. The principal bedroom spans the entire width of the property and has a bay window to the front.

Second Floor
Moving to the second floor a door opens to a third double bedroom which has a window to the rear with wonderful elevated views over the valley of Berkhamsted and providing ample storage into the eaves spaces. This floor also has the advantage of a shower room which is fitted with a three piece suite to include a corner shower cubicle, wc and wash basin.

Outside
To the front of the property is a deep set border with a quarry tiled pathway leading to the front door. The rear garden has a sandstone patio area directly to the rear of the house which leads to the main portion of the South Westerly garden which has a vast array of planting and mature borders. The garden is fully enclosed and has steps down to the lower ground floor. It is worth noting that the property is positioned off the road and as such there is ample on road parking directly to the front of the house.

The Location
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

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.

Transport Links
Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

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 should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.