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# Temptation comes in many forms...



# Berkhamsted

OFFERS IN EXCESS OF

£450,000

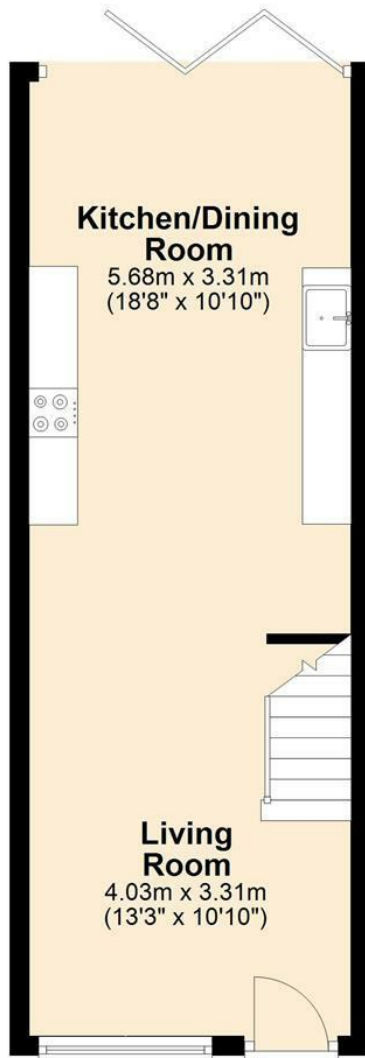
Positioned on the edge of Berkhamsted town and offered to the market in excellent decorative order and oozing with charm. A delightful two bedroom cottage which also boasts a refitted first floor bathroom and a simply stunning kitchen/dining room with separate living room. Landscaped Southerly facing garden.



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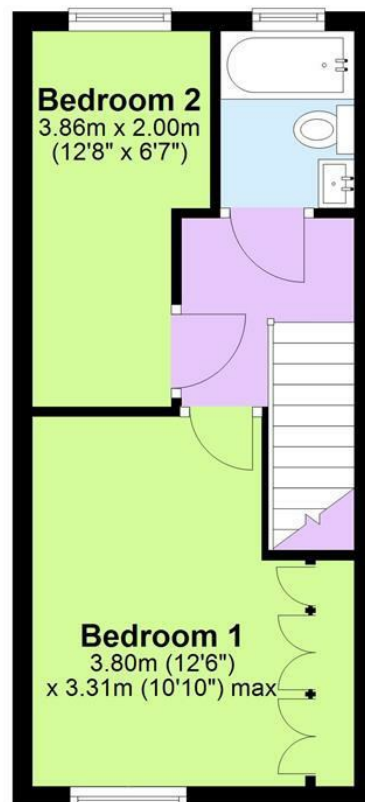
## Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)

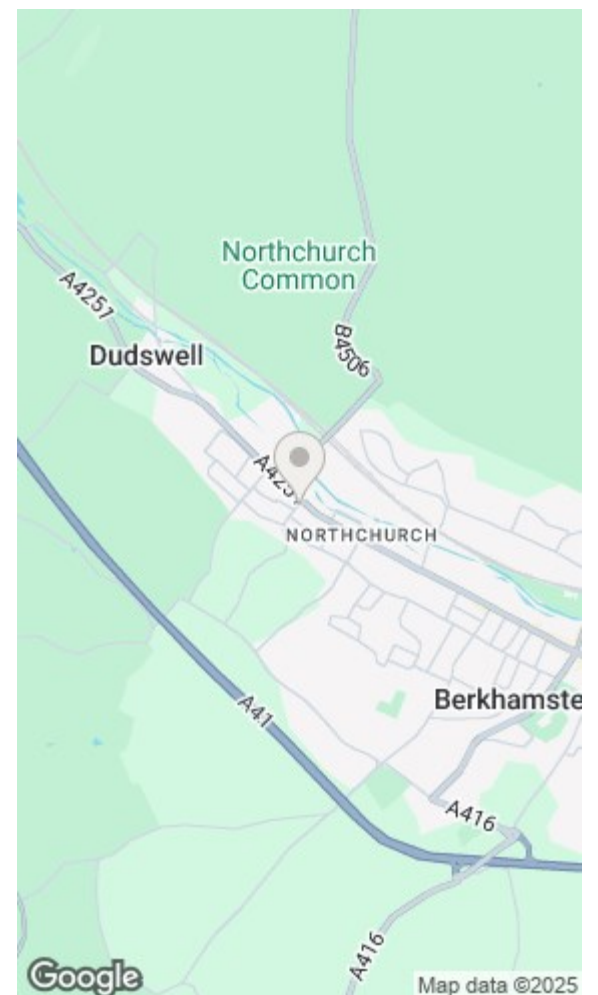


## First Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.9 sq. feet)



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





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#### Ground Floor

As you enter the cottage, you'll be greeted by a generously proportioned lounge adorned in soothing neutral colors. The charm of this room is accentuated by the beautifully shuttered windows and rustic beams, giving it a warm and inviting atmosphere. The lounge seamlessly flows into the newly fully fitted kitchen, featuring Dove Grey units that add a touch of contemporary style. Natural light streams in through a skylight, illuminating the space. The highlight here is the bi-fold doors that lead to your picturesque garden, connecting your indoor and outdoor living spaces.

#### First Floor

Upstairs, you'll find two bedrooms, each meticulously decorated in pale and relaxing colors. The master bedroom boasts fitted wardrobes, providing ample storage space, and those charming shuttered windows make a return appearance. The bathroom is fully tiled in pristine white, exuding a sense of cleanliness and luxury, all accentuated by the fact that it's newly fitted, giving it a fresh and modern appearance.

#### Outside

Step into your very own outdoor oasis. The landscaped garden beckons with a stone patio, perfect for alfresco dining and entertaining. Beyond the patio, you'll find a newly turfed lawn, ideal for relaxation and play. This charming home is ideal for first-time buyers, small families, or those looking for a peaceful retreat.

#### The Location

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

#### Transport Links

Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train 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 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

#### Leisure & Education

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

#### 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.

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



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