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**Temptation** comes  
in many forms...



**Berkhamsted**  
OFFERS OVER £500,000



# Berkhamsted

OFFERS OVER

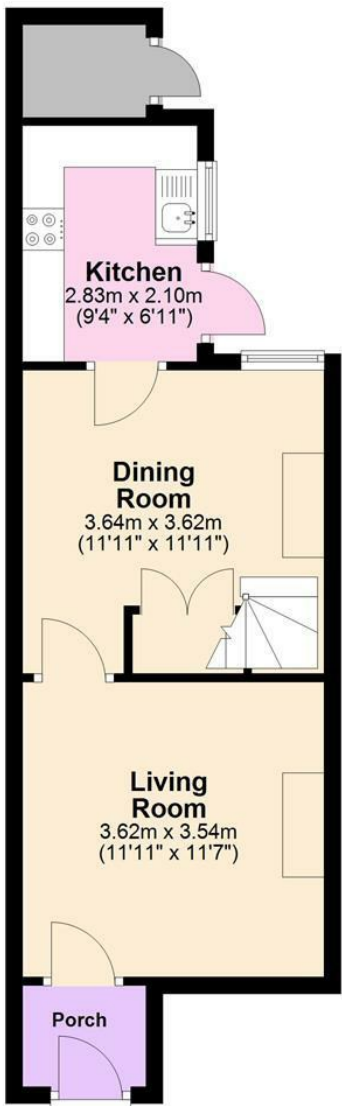
£500,000

A delightful and larger than average character cottage in the heart of Berkhamsted offered for sale with no upper chain. The property is well presented throughout to include a separate living and dining room area, both with fireplaces, and two double bedrooms. The property also has the rare advantage of a first floor bathroom.



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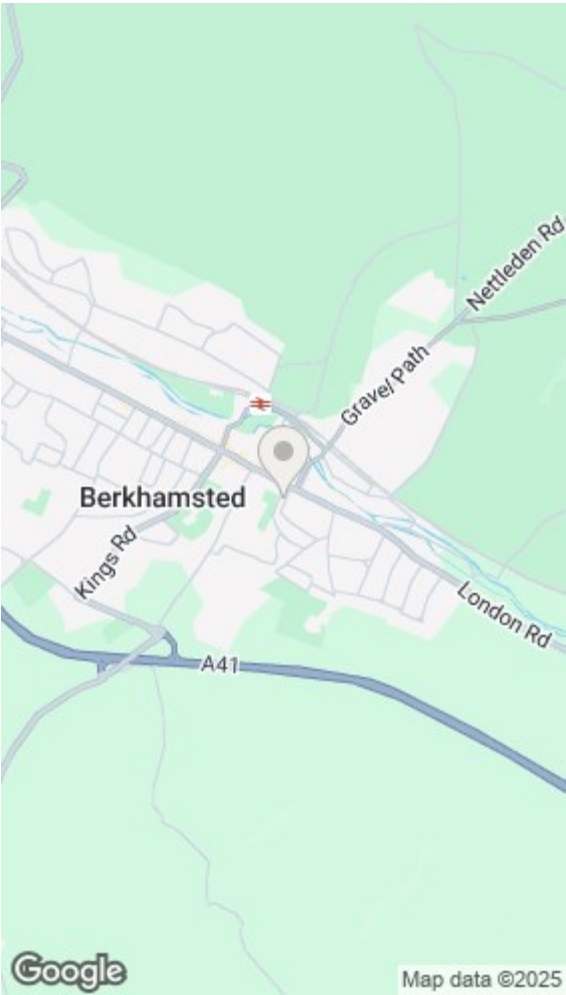
**Ground Floor**  
Approx. 36.3 sq. metres (390.3 sq. feet)



**First Floor**  
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 69.1 sq. metres (743.3 sq. feet)



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









A charming and larger than average character cottage in the very heart of Berkhamsted.



#### First Floor

The front door opens onto a porch, which leads into a bright and airy living room featuring a sash window at the front and wide plank, stripped wooden floorboards. A fireplace serves as the focal point, flanked by built-in cabinets on either side of the chimney breast, and there are two wall light points. A door connects the living room to the dining room, which also includes a fireplace, matching wooden flooring and a window overlooking the rear. Stairs rise to the first floor, with a full-height cupboard situated beneath. From the dining room, you continue through to the kitchen, which has a side-facing window and a door opening onto the rear garden. The kitchen is fitted with a range of base and wall units, topped with solid wood work surfaces.

#### Second Floor

The spacious landing area has doors opening to both double bedrooms, the principal bedroom has a lovely feature fireplace with space for wardrobes to either side of the chimney breast. The second bedroom overlooks the rear garden and also benefits from an over-stairs cupboard. At the rear of the landing is the bathroom which has a window to the side and is fitted with a low level wc, wash basin and panelled bath with shower screen.

#### Outside

Directly to the rear of the back door is a small flagstone patio leading to the main portion of the garden which is laid to lawn and Westerly facing in aspect. Both side boundaries have mature beds and borders and there is a good size patio area at the rear boundary with a garden shed. Some of the properties along this road have also converted the rear section of their gardens to driveway parking.

#### 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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#### 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.

#### 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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