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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 £625,000

# Berkhamsted

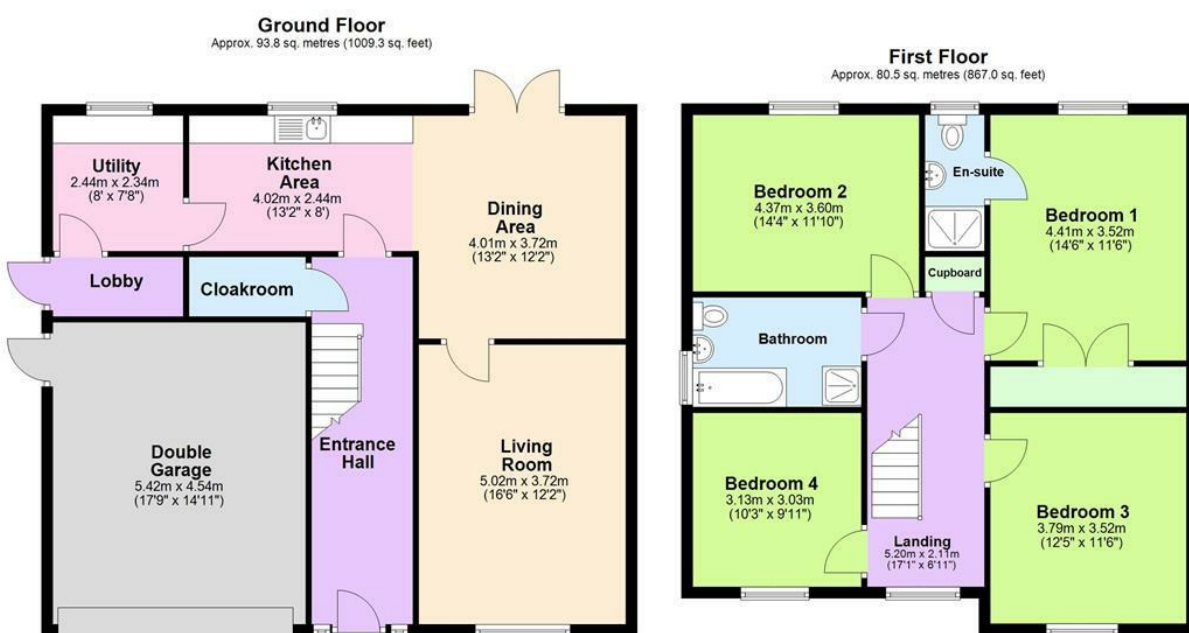
OFFERS IN EXCESS OF

£625,000

A generously proportioned family home that is positioned in an end cul-de-sac location and has lapsed planning permission for an extensive rear extension to create a large eat in kitchen/dining/ family room with a good size separate utility room. Also offering a really good size rear garden, driveway and double garage.

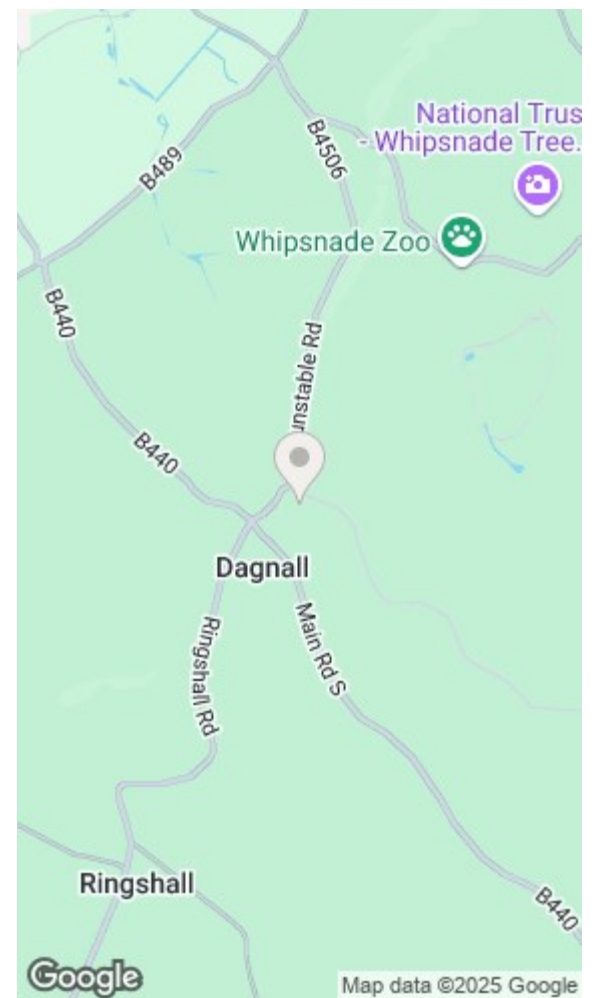


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Total area: approx. 174.3 sq. metres (1876.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	78		

England & Wales EU Directive 2002/91/EC





A blank canvass of a property that has planning permission to extend and turn into a wonderful family home.



#### Ground Floor

The spacious entrance hall has stairs rising to the first floor. A door opens to a ground floor cloakroom and a second door opens to the 'L' shaped open plan kitchen/dining room which is further complimented by a useful utility room which opens into a rear lobby giving access to the side of the property. At the front of the property is a dedicated living room.

#### First Floor

A spacious landing has a window to the front with a lovely outlook and there are doors from the landing opening to all four double bedrooms and to the family bathroom which is fitted with a four piece suite to include separate bath and shower cubicle. The main bedroom has a walk in double wardrobe and an ensuite garden while also overlooking the rear garden.

#### Outside

To the front of the property is a block paved driveway for two cars and leads to the double garage with metal up and over door. There is a garden area which is laid to lawn and a pathway down the side of the property with pedestrian gate opening to the rear garden. The rear garden is a fairly extensive length and mainly laid to lawn whilst being enclosed by fencing.

#### The Location

Nestled in North Dagnall, this residence enjoys a serene location, away from the bustling city life, while still providing convenient access to essential amenities. The nearby area offers picturesque walks, enchanting villages, and excellent transportation links, making it an ideal location for those seeking a harmonious balance between tranquillity and accessibility.

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With the picturesque village of Whipsnade on your doorstep, which is located in the beautiful South Bedfordshire countryside, on the eastern edge of the Chiltern Hills. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, The Tree Cathedral and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted. Whipsnade is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted or Tring, which take under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

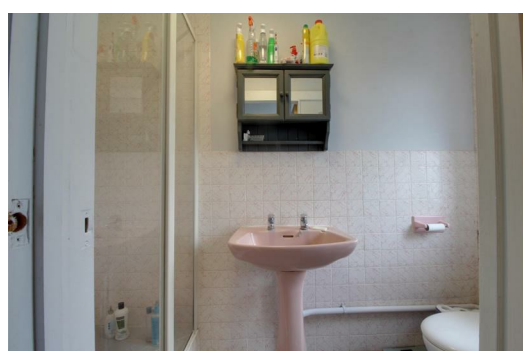
#### Agents Information For Buyers

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 principle.
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 unless we are in receipt of all the above outlined information.



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