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Temptation comes in many forms...



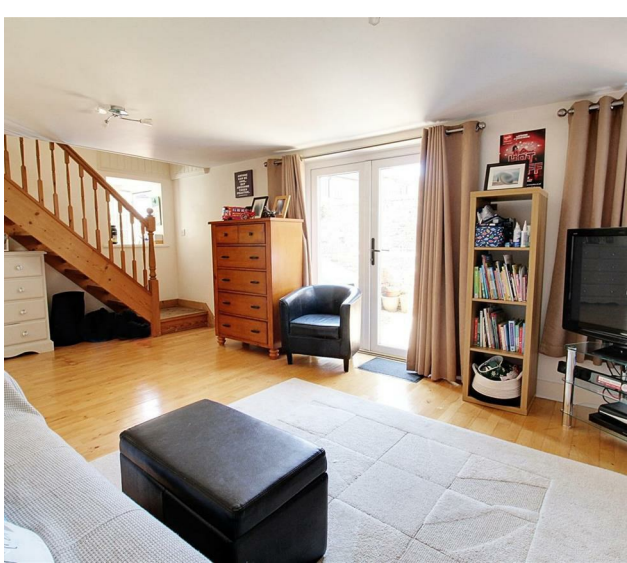
Berkhamsted
OFFERS IN EXCESS OF £485,000

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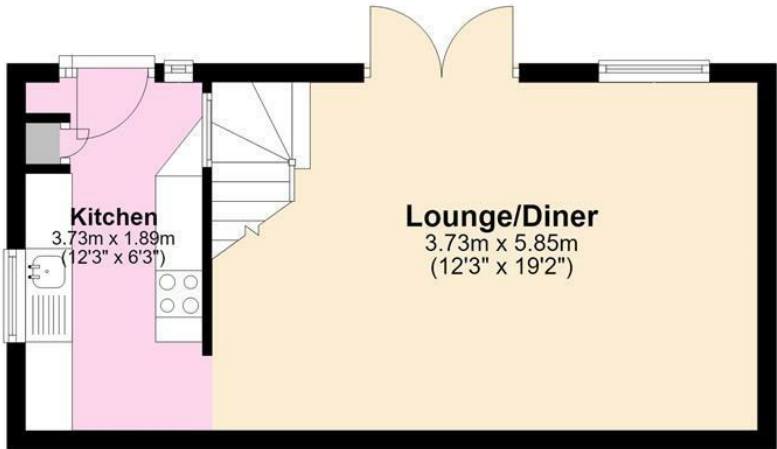
Located in the very centre of Berkhamsted town within a stones throw from the bustling High Street and a 5 minute walk to the station. A unique character cottage with the added advantage of secure gated access, courtyard garden and a first floor bathroom. Viewing essential.



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Ground Floor

Approx. 29.3 sq. metres (315.5 sq. feet)

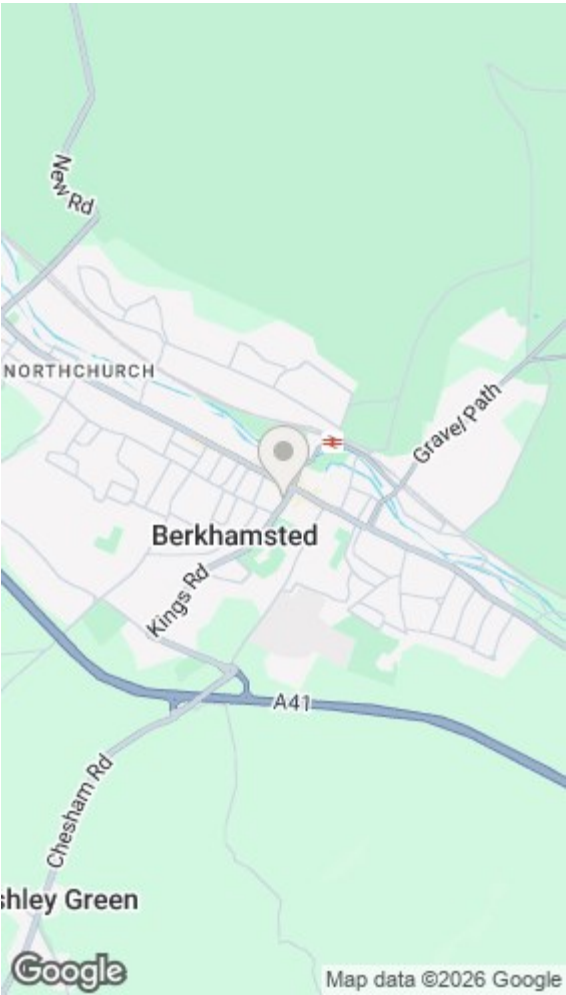


First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 56.3 sq. metres (606.4 sq. feet)



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





A charming character cottage positioned in the very heart of Berkhamsted town.



The Ground Floor
The front door opens to a lobby area which leads directly into the kitchen which has a window to the front courtyard and is fitted with a comprehensive range of base and eye level units. The oven and hob are integrated and there is under counter space for fridge and washing machine. The stainless steel sink is ideally positioned beneath the window and there are recessed downlighters to the ceiling. Moving through the kitchen you enter the well proportioned living/dining room which has wide plank engineered oak flooring and a burst of natural light by means of a window and French doors which open up to your very own walled courtyard. From here stairs rise to the first floor landing.

First Floor
Rare for a property of this age there is a bathroom directly off the landing which is fitted with a white three piece suite to include a panelled bath with shower attachment, low level wc and wash basin with a frosted window to the front. Both of the bedrooms are positioned at the rear of the property and both of which overlook the pretty walled courtyard. There is an over-stairs cupboard to the main bedroom and a hatch opening to the loft space.

The Outside
The private outside courtyard space is enclosed by characterful brick walls with a double gate opening to a block paved area which the seller currently uses as secure parking. the private courtyard wraps around one side and the front of the property and is laid to a combination of shingle and flagstone paving.

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 note that on occasion we may use AI to enhance our photography.
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 accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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