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# Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £550,000

# Berkhamsted

## PRICE GUIDE

£550,000

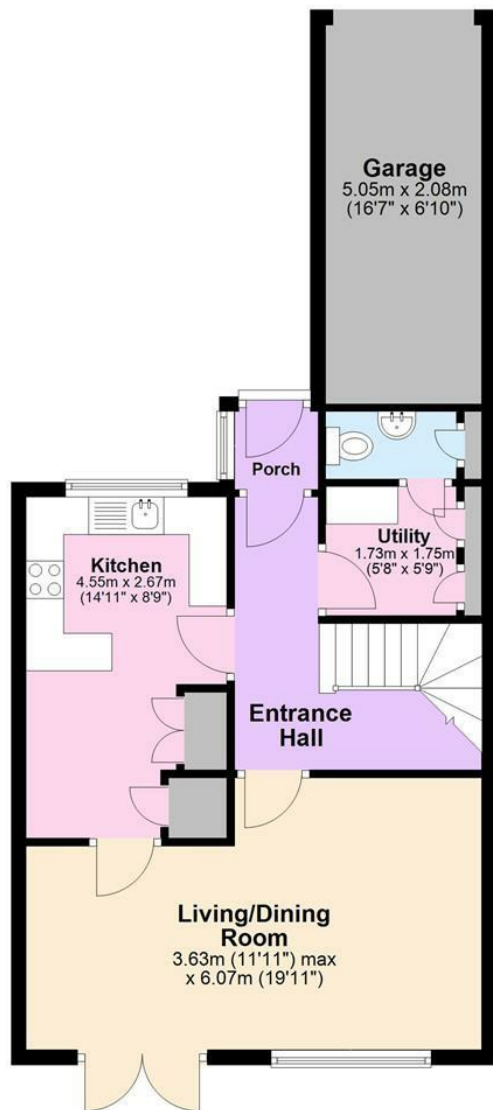
A well presented three bedroom family home in a quiet cul-de-sac no-through road. Convenient for the town centre, the station and popular junior and senior schools including Victoria, Swing Gate, Thomas Coram and Ashlyns. Including a kitchen/breakfast room, living/dining room, utility room with ground floor cloakroom and a second floor bathroom. Outside large garage with electric door, private driveway and established front and rear gardens, with a southerly facing aspect.



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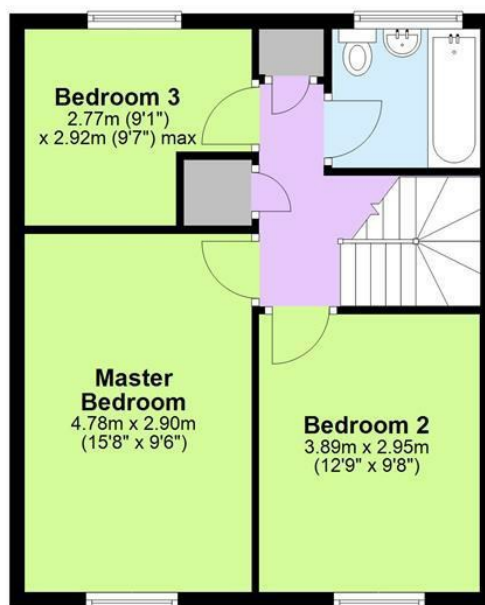
### Ground Floor

Approx. 59.2 sq. metres (637.5 sq. feet)

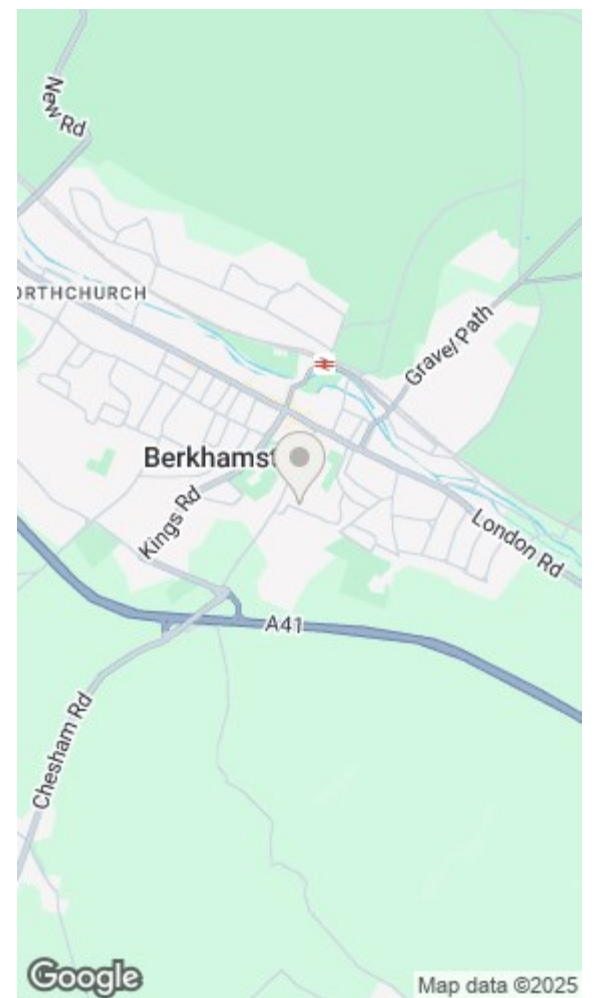


### First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	78		

**Energy Efficiency Rating:** A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). Current rating is 69, potential is 78.

**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions).

EU Directive 2002/91/EC





Offered for sale with no upper chain and recently redecorated throughout including a refitted bathroom.



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#### Ground Floor

On entering the porch a front door opens to the entrance hall. On the left hand side there is a useful utility room with plumbing for a washing machine, space for a dryer over and two large storage cupboards. A further door opens to a ground floor cloakroom which is fitted with a new white two-piece suite including a low level wc and wash basin and a full height storage cupboard. Moving back to the entrance hall there are stairs rising to the first floor landing with ample storage space underneath and doors opening to both the kitchen/breakfast room and the living/dining room. The kitchen is fitted with a range of solid wood base and eye level units which incorporate an electric oven and hob, sink unit with drainer and breakfast bar area. There is a window to the front and a large versatile storage cupboard. From here a second door opens to the living/dining room which is of excellent proportions, expanding the width of the property and boasting both a window and French doors to the rear garden.

#### First Floor

The landing on the first floor has doors opening to all three very generously proportioned bedrooms and to the modern family bathroom fitted with a low level wc, wash basin with vanity unit under and bath with independently operated, wall mounted, power shower unit and shower screen. Two of the bedrooms overlook the rear of the property while the third overlooks the front. In addition, there are two large storage cupboards, one housing the hot water cylinder.

#### Outside

To the front of the property is private driveway parking leading to the larger than average single garage which benefits from an electronically operated rolling security door. A pathway to the side of the garage leads to the front door and to an exceptionally private front garden area enclosed by high level hedging providing an excellent privacy screen. The rear garden has a flagstone patio leading to the main portion of the garden which is laid to slate shingle - ideal for low maintenance. There is a brick-built outhouse, and a number of mature beds and borders to the boundaries. While the southerly facing rear garden is fully enclosed by fencing a pedestrian gate opens directly to Hilltop Road which is an easy walk to Ashlyns, Thomas Coram and Swing Gate and Victoria schools.

#### The Location

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. 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.

#### Berkhamsted Town

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#### 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, 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.



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