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# Temptation comes in many forms...



Berkhamsted

OFFERS OVER £450,000

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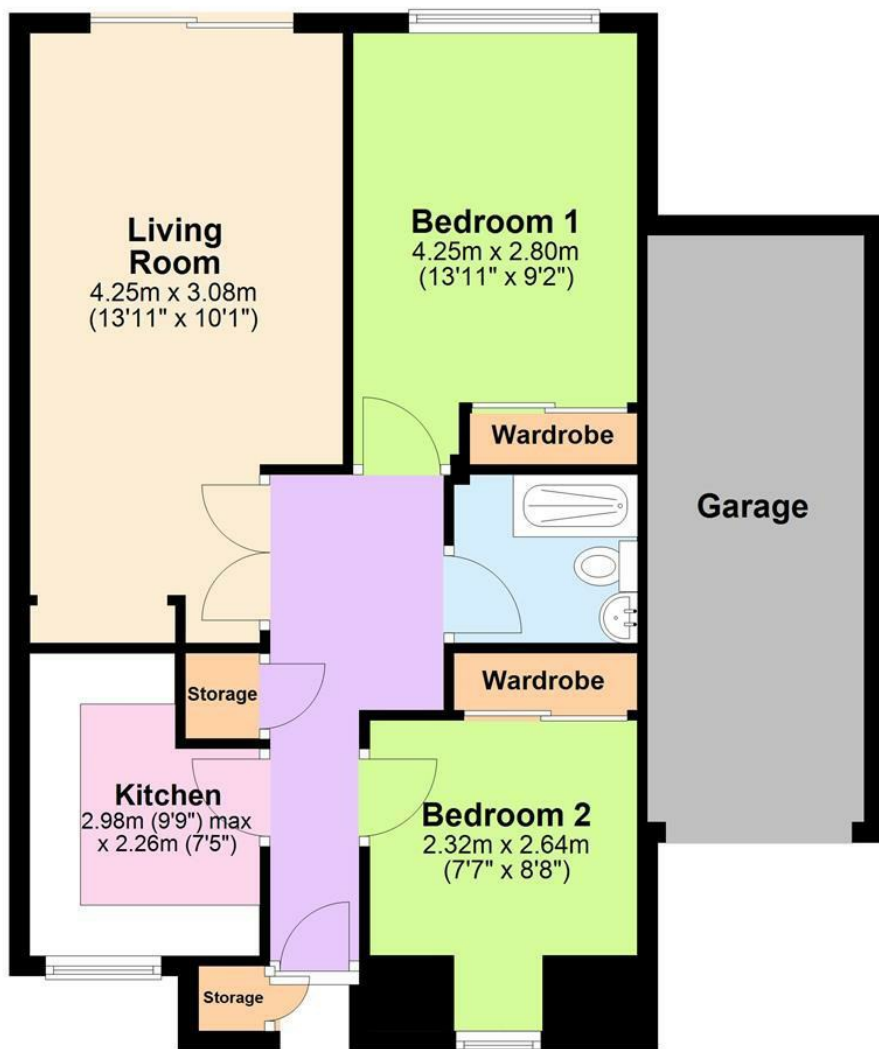
Offered for sale with vacant possession. A rare chance to purchase a semi detached bungalow with driveway, garage and lovely south facing garden. Currently configured as a two bedroom property but offering exceptional scope to extend to the rear (STNP) and potentially into the attic space. Early viewings advised.



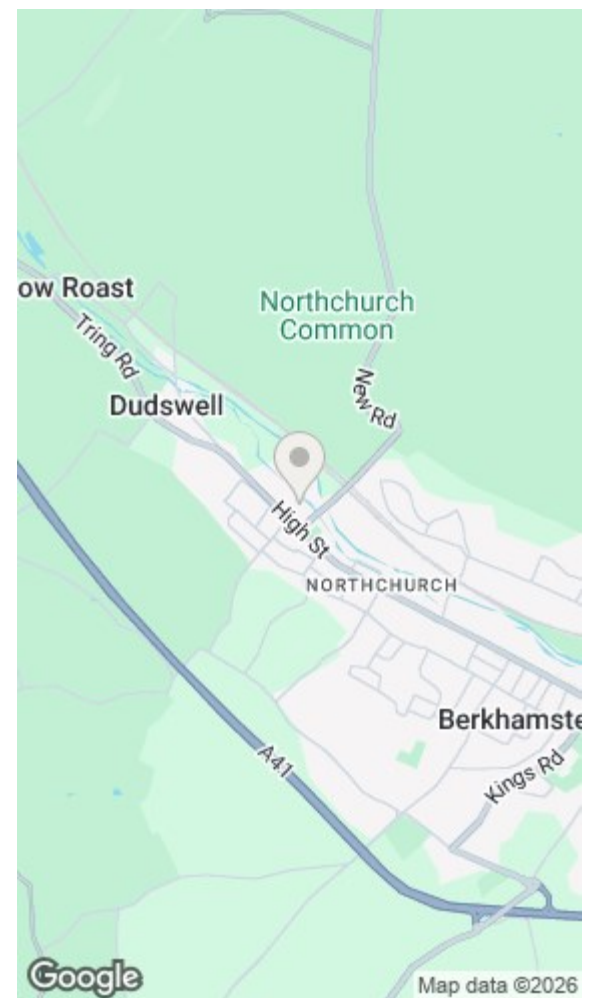
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## Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



Total area: approx. 72.1 sq. metres (775.8 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) 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	66
England & Wales		England & Wales	



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A superb opportunity to purchase a bungalow close to shops and amenities.



#### The Property

The front door opens to the entrance hall where a door to the left hand side opens directly to the kitchen which has a window overlooking the front aspect. The kitchen is fitted with a range of base and eye level units with several integrated appliances and work tops over the units. Moving across to the right hand side of the entrance hall is the second bedroom which boasts fitted wardrobes and window to the front. In the centre of the property is the main bathroom which has the advantage of a walk in double width shower cubicle. At the rear of the property is the main bedroom which has a fitted wardrobe and window to the rear. The main reception room also overlooks the rear garden with sliding patio doors.

#### Outside

To the front of the property is a driveway which leads to the garage with metal up and over door, power and light. There is also a further hardstanding garden area to the front. The rear garden has a patio area directly to the rear of the house and leads to the main garden area which is laid to lawn and fully enclosed by fencing. There is pedestrian gated side access to the front and a courtesy door to the garage.

#### The Location

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

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. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

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#### Transport Links

Today, the town 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.

#### 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. 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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