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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 £550,000

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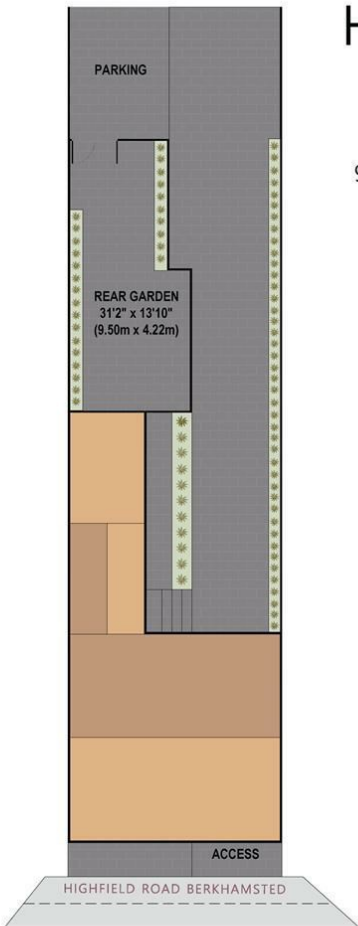
A rare chance to purchase a three double bedroom cottage a stones throw from the town centre and boasting an upstairs bathroom, two reception rooms and a fully enclosed garden to the rear with off street parking. Early enquiries highly recommended to avoid disappointment.



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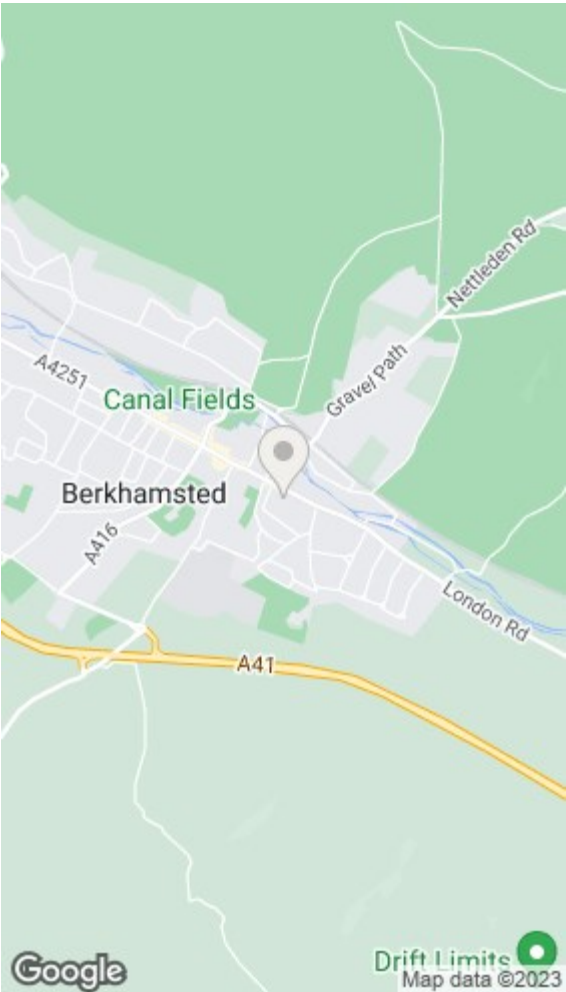
HIGHFIELD ROAD
BERKHAMSTED

Approximate Gross Internal Floor Area
976 sq. ft / 90.45 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com

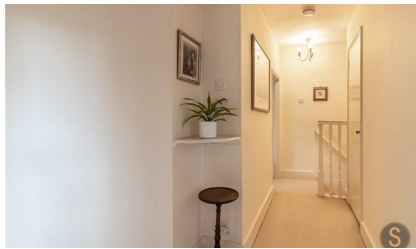


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





TWO RECEPTION ROOMS.
THREE DOUBLE BEDROOMS.
FIRST FLOOR BATHROOM.
GROUND FLOOR CLOAKROOM.
PRIVATE REAR GARDEN. OFF
STREET PARKING FOR ONE
CAR.



Ground Floor

A main entrance door to the side of the property opens to an inner lobby which has stairs rising to the first floor with doors opening to the ground floor accommodation. A door also opens to the rare advantage of a ground floor cloakroom fitted with a white two piece suite comprising low level wc and wash basin. The kitchen is positioned at the rear of the property with two windows to the side and a door opening to the enclosed rear garden. The kitchen is fitted with a wide range of base and eye level units with roll top work surfaces over. Wide plank solid oak floorboard flow through from the dining room to the living room where there are two windows to the front aspect and cast iron wood burning stove.

First Floor

Ascending to the first floor landing a door opens to a walk in airing cupboard and doors open to all three double bedrooms and to the first floor bathroom which is fitted with a white three piece suite with frosted window to the rear. Bedrooms one and two overlook the front with fitted wardrobes to the principal bedroom, while bedroom three overlooks the rear.

Outside

To the rear of the property is a fully enclosed flagstone patio which is fully enclosed by a characterful brick wall with double timber gates opening to the rear access.

The Location

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

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Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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