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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...



Bourne End
OFFERS IN EXCESS OF £575,000

Bourne End

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£575,000

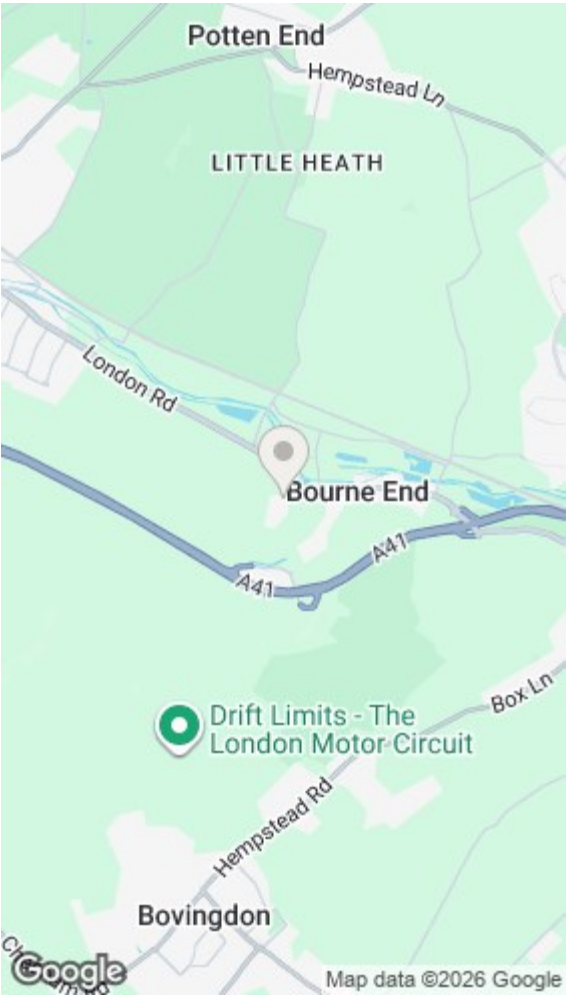
EXCELLENT SCOPE TO EXTEND STNP Sterling are pleased to offer for sale this well presented three bedroom semi detached family home with garage & off road parking conveniently located within easy reach of Berkhamsted & Hemel Hempstead Stations which both service London via Euston Station.



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Total area: approx. 111.1 sq. metres (1196.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		91	(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





Sold with NO UPPER CHAIN and with excellent SCOPE TO EXTEND STNP.



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The Property
Internally the accommodation comprises entrance hallway, spacious reception room, open plan kitchen with appliances/dining room with door leading to rear garden, three well appointed bedrooms and bathroom with shower. In addition to the garage and off road parking this delightful property also benefits from gas central heating and double glazing throughout. Externally there is parking to the front, a good size rear garden and garage in a block to the side.

Distance to Stations
Hemel Hempstead Station (2.1 Miles)
Berkhamsted Station (2.2 Miles)
Tring Station (6.5 Miles)
Chesham Station (6.6 Miles)

Distance to Schools
Westbrook Hay Prep School (1.5 Miles)
Swing Gate School (1.6 Miles)
Pixies Hill Primary School (1.7 Miles)
Chaulden Junior School (1.8 Miles)
The Thomas Coram C of E School (2.0 Miles)
Berkhamsted School - Boys (2.0 Miles)
Ashlyns School (2.3 Miles)
Berkhamsted School - Girls (2.3 Miles)
John F Kennedy Catholic School (2.6 Miles)
The Hemel Hempstead School (2.7 Miles)

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 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.

The Location
The tranquil village of Bourne End sits peacefully alongside the Grand Union Canal with a choice of local pubs that provide everything from traditional ales and home-cooked food around a cosy open fire, to a refreshing summer drink and light lunch watching wildlife and narrowboats drift by. The local village hall plays host to a variety of different activities and there's always a reason to get outside in the fresh air. Located on the edge of the spectacular Chiltern Hills, countless footpaths crisscross the beautiful Hertfordshire countryside, while the canal makes the perfect place for boating, fishing, strolling or cycling along the towpath.

Berkhamsted - On your Doorstep
Despite such a quiet location, you don't have to travel far from this rural idyll to enjoy the hustle and bustle of the town. Berkhamsted's historic streets, lined with independent shops, cafés and restaurants are less than six minutes away by road and offer an irresistible charm. The High Street is regularly taken over by the local market, where you'll find a multitude of treasures, including the freshest local produce. In addition, Berkhamsted provides all of the essentials you could need, such as supermarkets, banks and pharmacies. There are also plenty of ways to stay active, including a leisure centre and swimming pool and the spectacular Berkhamsted Golf Club, while a selection of excellent local schools ensures the best for your family.

Transport Links
Moving further afield, from the property you can reach the A41 in under 5 minutes which links to both the M1 and M25 in under 10 minutes providing great road connections to London and beyond. Alternatively, Berkhamsted and Hemel Hempstead railway stations are located under 10 minutes drive away and both operate regular services to London Euston in around half an hour. Add to this that Luton Airport is just 30 minutes away by car and there aren't many places you can't reach.

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