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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £750,000

Berkhamsted

PRICE GUIDE

£750,000

A simply stunning 4 bedroom semi detached property in a peaceful cul-de-sac setting, offering a high end open plan kitchen/breakfast/living room, with a driveway to the front for three cars and private garden to the rear. An internal inspection is essential!



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Total area: approx. 95.5 sq. metres (1028.2 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	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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A turn key, beautifully presented family home, position fronting the River Bulbourne.



Ground Floor

The house has a storm porch which leads through to the inner hall with the downstairs w/c. The ground floor is open plan with well-defined areas for a dining table, relaxing TV area, and the sumptuous kitchen where no expense has been spared with the custom work tops and island with storage-under, Samsung fridge freezer, integrated microwave, boiling water tap and a water filtration system. High-end bi-folding doors lead out to the garden and makes this an amazing space for entertaining, especially in the summer.

First Floor

The first floor has four bedrooms and a modern bathroom and there is a access to the loft which the seller advises us has excellent potential to convert (STNP).

Outside

The rear garden has been very nicely landscaped and you can enjoy the block paved patio with a BBQ area and there is a cooking area with a pergola-over. The garden has an integrated watering system and is well planted throughout. There is a wooden storage shed and a warm water tap for a kids pool and pet cleaning!

The Location

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and just two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for, including a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop.

Leisure & Education

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.

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Commuter Links

Nearby Berkhamsted 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.
- 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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