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# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN EXCESS OF £700,000

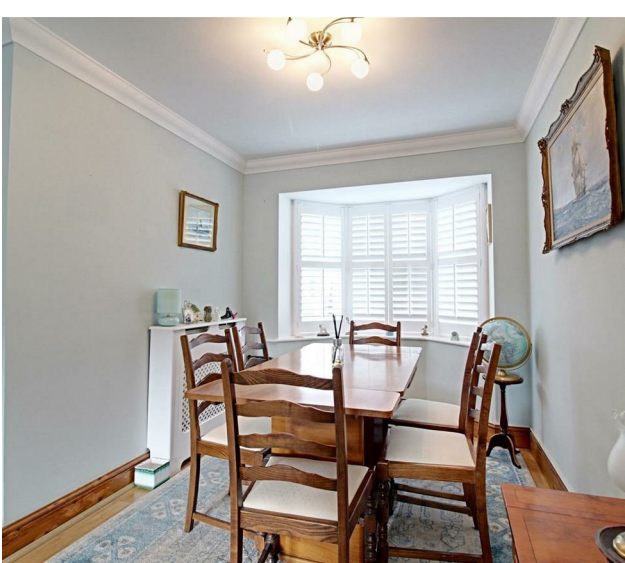


# Berkhamsted

OFFERS IN EXCESS OF

£700,000

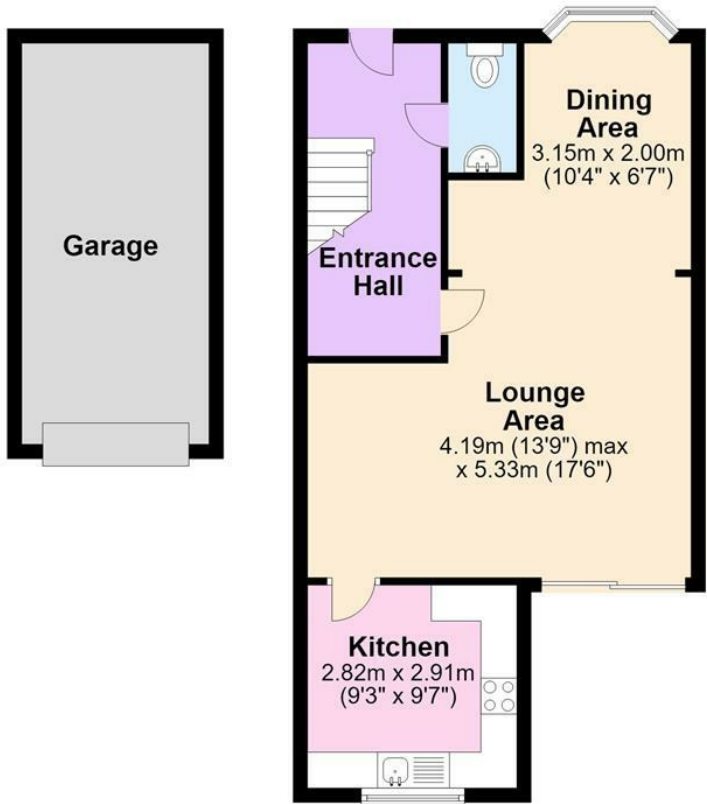
An exciting chance to purchase a town centre property with a canal side setting and with the benefit of garage and driveway directly to the rear. Sold with no upper chain the property has a good size living room with dedicated dining space, kitchen and cloakroom to the ground floor. Three excellent bedrooms, ensuite and bathroom to the first floor and Southerly facing garden to the rear.



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## Ground Floor

Approx. 62.9 sq. metres (676.9 sq. feet)



## First Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 110.3 sq. metres (1187.7 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 |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |









Ideal for a lock up and leave or for a downsizer looking for a level walk to the High Street.



#### Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor landing with a good size storage cupboard under. On the left hand side one door opens to the cloakroom which is fitted with a white two piece suite while a second door opens to the reception spaces. The property benefits from a dedicated dining area with bay window to the front with a large living area boasting French doors opening to the rear garden. Beyond the reception space is a refitted kitchen which has a range of base and eye level units with a window to the rear overlooking the garden.

#### First Floor

The first floor landing has doors coming off it to all three double bedrooms and to the family bathroom which is fitted with a white three piece suite to include a frosted window to the front aspect. The principal bedroom is positioned at the rear and boasts an ensuite shower room.

#### The Outside

Directly to the rear of the house is a raised timber deck with recessed downlighters. Steps lead down to a tiered area laid to shingle and then to the rear boundary where the garden is laid to lawn. There are a variety of mature beds and borders and gate giving access to the driveway area at the rear where there is an ev charging point and a single garage with electrically operated roller door.

#### 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.

Agents Information For Buyers

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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..
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