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in many forms...



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**Berkhamsted**

OFFERS IN EXCESS OF £600,000

# Berkhamsted

OFFERS IN EXCESS OF

£600,000

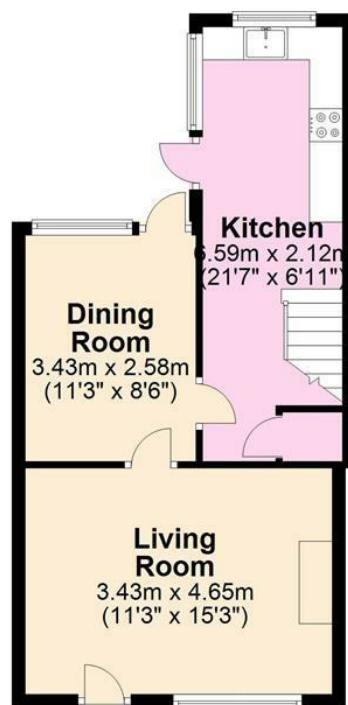
A simply stunning period home in the centre of Berkhamsted boasting two separate reception rooms, galley kitchen, three double bedrooms well served by a first floor bathroom and a private rear garden - all within striking distance of the High Street & Station.



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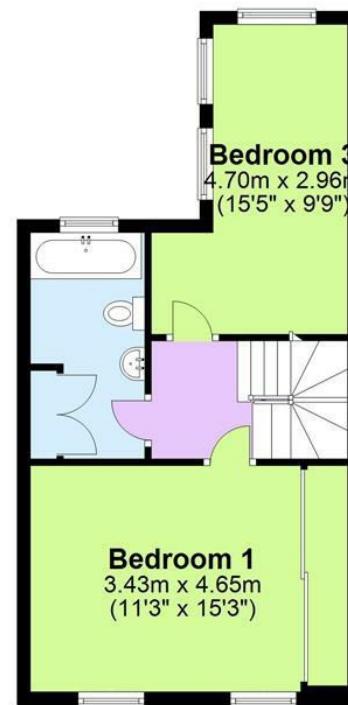
## Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



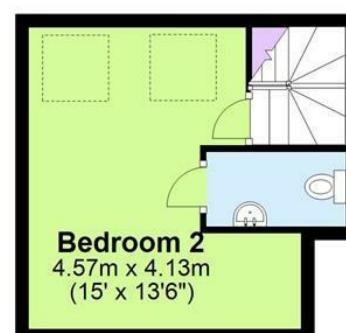
## First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



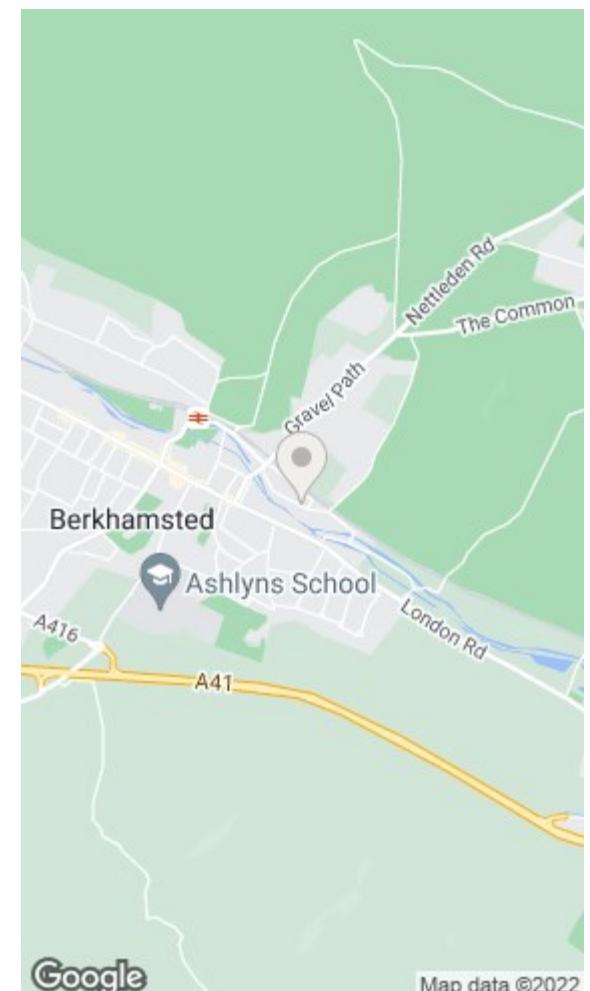
## Second Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



Total area: approx. 98.4 sq. metres (1059.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	69
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



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A simply stunning character cottage in the heart of Berkhamsted town.



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#### Outside

Externally the property has a pleasant south facing rear garden, and this comprises of a raised timber decked area directly to the rear of the house and extending to the main part of the garden which is laid to flagstones.

#### The Location

Situated within the town centre, the apartment is conveniently placed for easy access to the High Street amenities and the mainline station, all of which are within walking distance. The property is well placed for a variety of schools, including the Berkhamsted School for both boys and girls, and for the commuter wishing to travel by road. The A41 bypass leads directly to the M25 at Kings Langley (Junction 20) thereby facilitating access to the national motorway network and international airports.

#### 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. 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.



#### The Property

Victoria Cottage is located in the heart of the Berkhamsted conservation area and within easy striking distance of the town centre and the mainline railway station serving London Euston.

#### Ground Floor

The property has been meticulously cared for by the current owner and is presented to the market with an abundance of character throughout. On the ground floor you are welcomed into a wonderful main reception room which has a working open grate fireplace, with fitted cupboards and shelving to either side of the chimney breast and stripped wood flooring. A door leads from the living room into a formal dining room that overlooks the rear garden and also has a door opening to the garden. The dining room leads into the kitchen which includes a Belfast sink and integrated dishwasher.

#### First Floor

Stairs rise to the first floor landing, the master bedroom spans the entire width of the property with two windows to the front and a bank of fitted wardrobes to one wall. The third bedroom is dual aspect with windows to the rear and side, and the family bathroom is also positioned on the first floor.

#### Second Floor

Ascending to the second floor, there is the second bedroom which has two Velux windows to the rear and the benefit of an en-suite cloakroom.



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