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# Temptation comes in many forms...



Berkhamsted

OFFERS IN EXCESS OF £600,000





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A rare chance to purchase a mature semi detached home which has excellent potential.



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#### Ground Floor

The front door opens to a good size entrance hall which has stairs rising to the first floor with panelling to the wall and lovely decorative tiling to the floor. From here a door to the right hand side opens to a spacious living room which boasts a cast iron fireplace and a full height bay window to the front. Spanning the entire width of the rear of the house is a stunning open plan kitchen/ dining room which has been fitted with a comprehensive range of base and eye level units with central breakfast bar area and a door opening to the rear garden. A door also opens to the side which leads to the utility room with a useful store room attached.

#### First Floor

The first floor landing has a hatch opening to the attic space and doors opening to all bedrooms and to a wonderfully specified bathroom which comprises a white three piece suite to include a bath with shower screen over, a vanity unit with wash basin and low level wc. Two of the bedrooms overlook the front while a third overlooks the rear.

#### Outside

Directly to the rear of the property is an area of hardstanding and an Indian sandstone patio area which leads to the main portion of the garden which is laid to lawn with several borders and a mature hedge to one side boundary. There is an enclosed garden area to the front of the property and a high level hedge which provides an excellent degree of privacy with a pathway leading to the front door and a side pedestrian door giving access to the side and leading to the rear garden.

#### The Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The high street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

#### Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Gigging Squid, Zaza and Lushmans fish restaurant there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to whet your whistle!

#### Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the Everyone Active centre a five minute walk away providing swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside

#### 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.



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