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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...



Berkhamsted

OFFERS OVER £550,000

# Berkhamsted

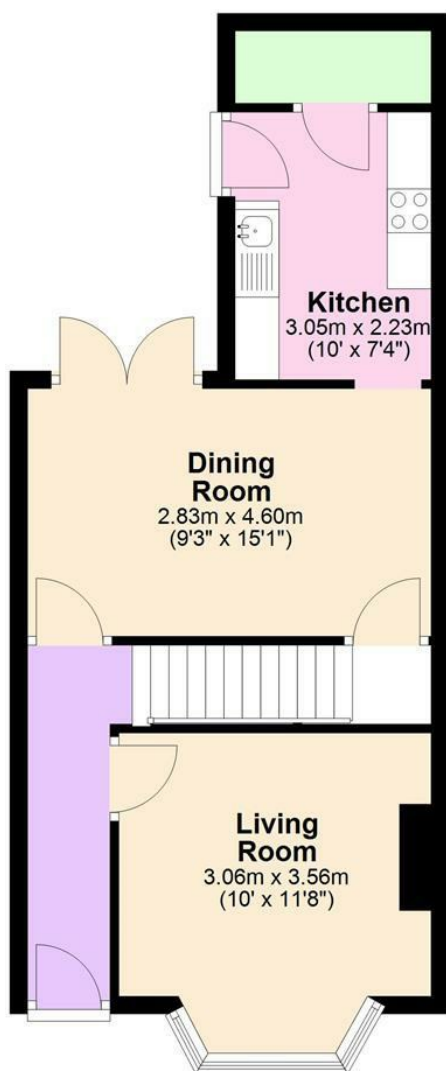
OFFERS OVER

£550,000

A rare chance to purchase a character semi detached family home in the heart of Berkhamsted which offers scope to extend to the rear and into the attic space yet already providing spacious accommodation to include 2 reception rooms and 2 double bedrooms with first floor bathroom.



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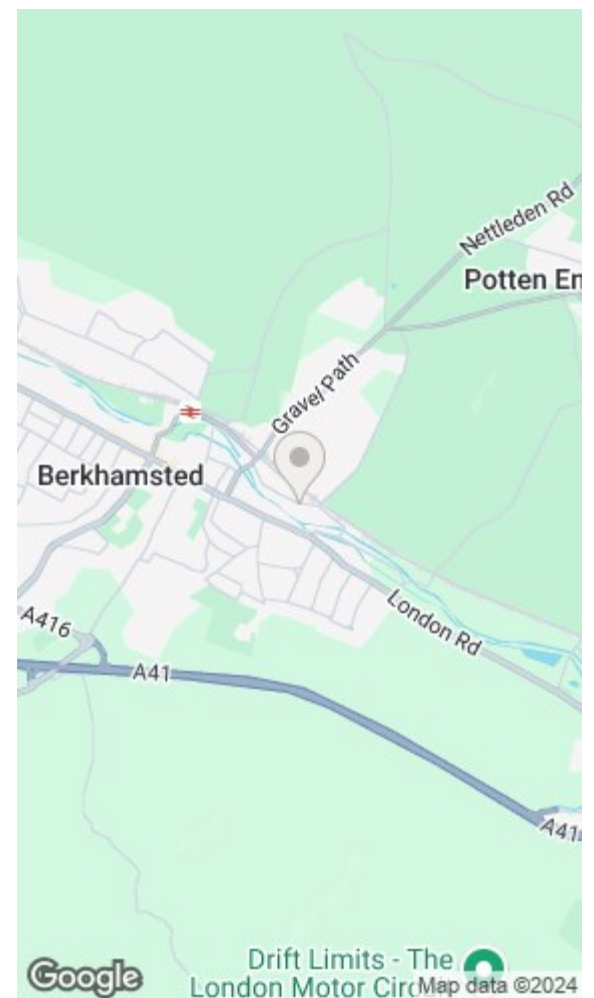
**Ground Floor**  
Approx. 42.1 sq. metres (453.2 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.6 sq. feet)

Total area: approx. 81.0 sq. metres (871.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 64, Potential 84

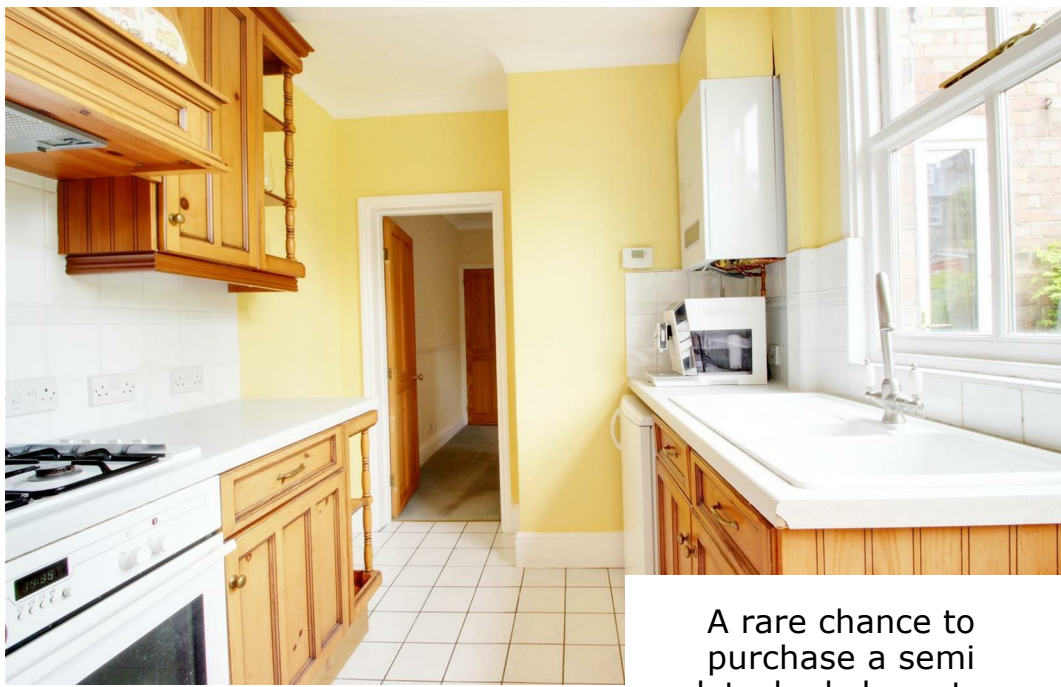
Environmental Impact (CO<sub>2</sub>) Rating: Current G, Potential A



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A rare chance to purchase a semi detached character cottage with no upper chain.



#### Ground Floor

Rare for a property of this age the front door opens to a dedicated entrance hall where a door to the right hand side opens to a dedicated living room which has a bay window to the front, stripped wooden floorboards and open grate fireplace with decorative surround. Moving through the entrance hall the stairs rise to the first floor landing and a door directly ahead of you opens to a really good size dining room which has a window to the rear and walk in under-stairs storage cupboard. Ideally positioned the kitchen comes directly off the dining room and is fitted with a range of base and eye level units with roll top worktop over, wall mounted gas boiler and integrated oven and hob. There is a window to the side and a door opening to the rear garden. From the kitchen a door opens to a useful utility where there is space and plumbing for an automatic washing machine and tumble dryer.

#### First Floor

The landing area of the first floor has doors opening to both double bedrooms and to the family bathroom which is fitted with a white four piece suite to include a separate bath and shower cubicle. It is worth noting that the attic could be converted to provide more space by extending the landing area into the second bedroom where there is an over-stairs storage cupboard which would make the perfect place to add a second staircase rising to the attic space. The main bedroom is positioned at the front of the property where there is a window to the rear. Both the bedrooms benefit from the original fireplaces.

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#### Outside

There is a small front garden which is enclosed by a dwarf brick wall with wrought iron railings and gate opening to a pathway leading to the front door. The rear courtyard garden which is laid to hardstanding with raised borders and gated access to the side.

#### 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.



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