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



Berkhamsted
OFFERS IN EXCESS OF £375,000

Berkhamsted

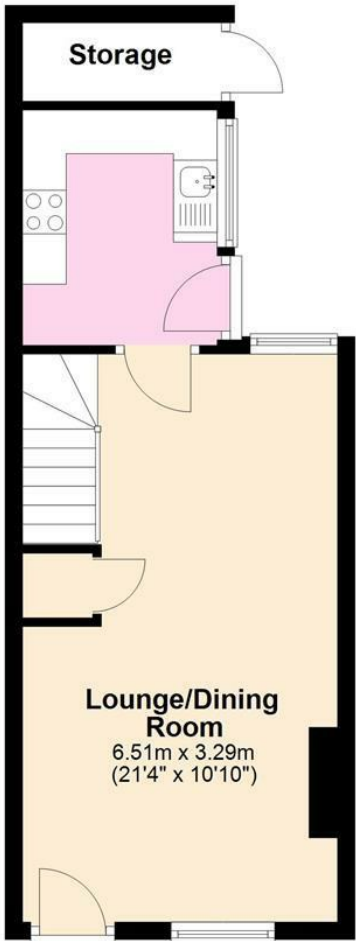
OFFERS IN EXCESS OF

£375,000

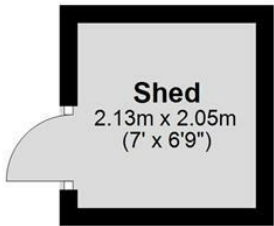
Located just outside the centre of Berkhamsted in a popular position in Northchurch. A delightful character cottage teaming with period features to include stripped wooden doors, open grate fireplace and with the advantage of a first floor bathroom and rear garden.



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Ground Floor
Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.8 sq. feet)

Total area: approx. 64.0 sq. metres (688.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

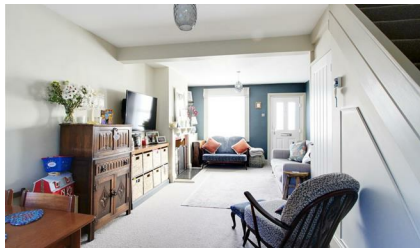


| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) 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 ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |





A wonderful character cottage with character features and boasting a garden and first floor bathroom.



The Property

The most charming and characterful two bedroom cottage ideally located within a short walk of local shops, schools, bus routes and a short drive to Ashridge woods. Inside, the living space comprises of a good size sitting/dining room with an open fire place for those cosy nights in.

The kitchen is traditional in style including a butler sink and wooden work top and from the kitchen there is access to the rear garden.

Upstairs are two good size double bedrooms and a lovely stylish bathroom.

Outside

Outside, is a low maintenance rear garden with a decking area, storage/utility room and a separate outbuilding ideal for storage.

The Location

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

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.

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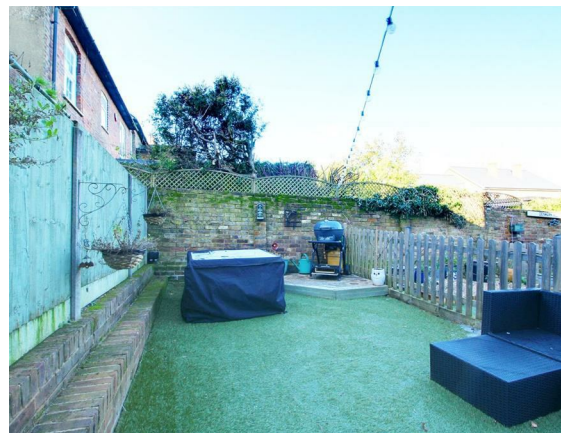
Leisure In The Area

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.

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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