sterling select homes

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Northchurch

OFFERS IN EXCESS OF £400,000

Temptation comes in many forms...

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OFFERS IN EXCESS OF

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Sterling are delighted to offer for sale this truly immaculately presented two bedroom end terrace character cottage. Recently redecorated throughout . The property briefly comprises of good size sitting room, superbly presented fully integrated kitchen/dining room, dual aspect principle bedroom, further double bedroom and pristine family bathroom. Outside there is an extremely well tended rear garden ideal for entertaining and a good size front garden which could be converted to a driveway (STNP). An internal inspection is essential to fully appreciate this beautiful home.

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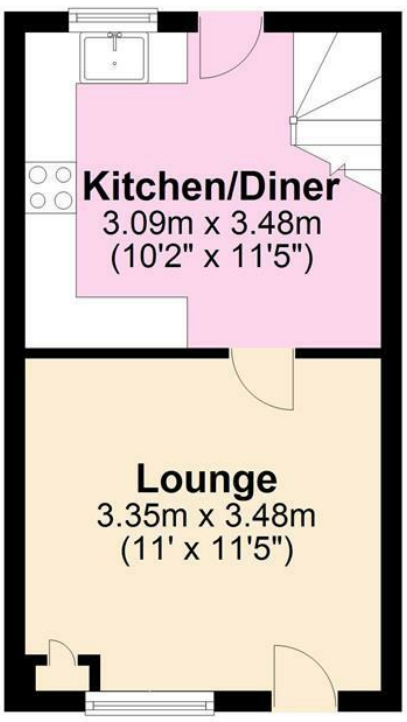
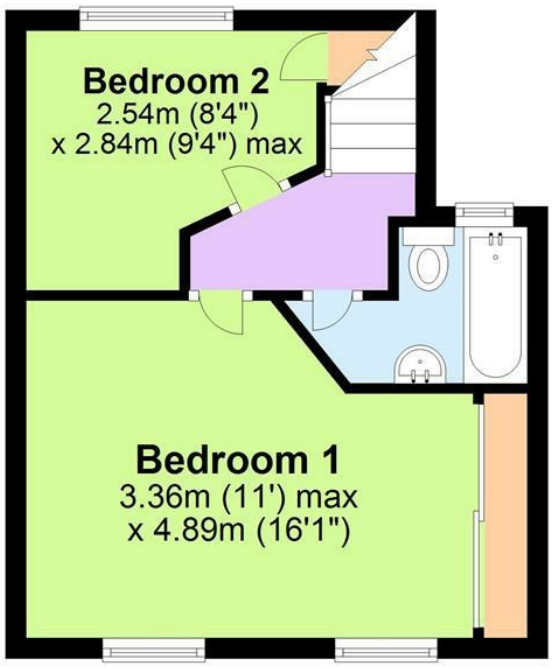
Ground Floor

Approx. 22.4 sq. metres (241.0 sq. feet)

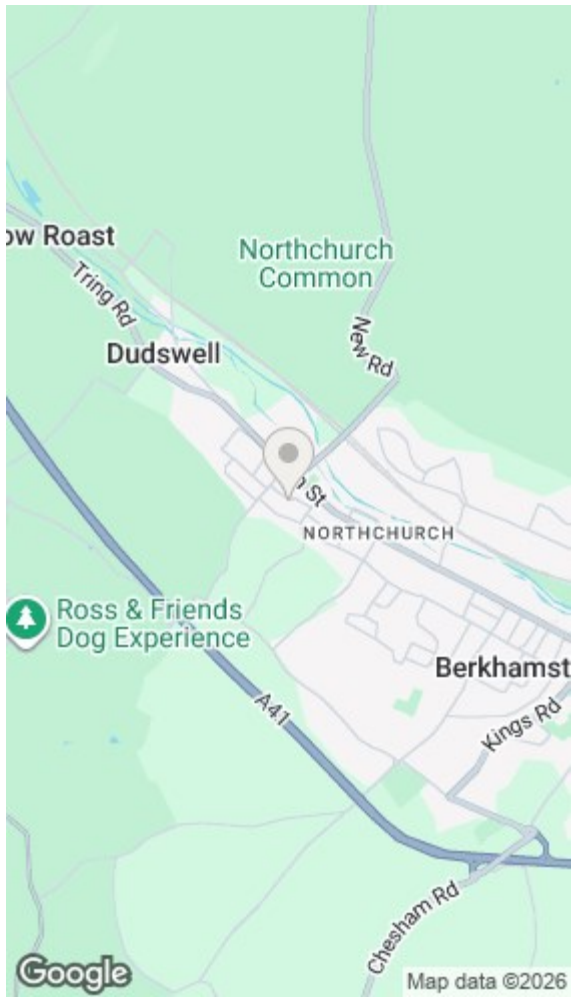


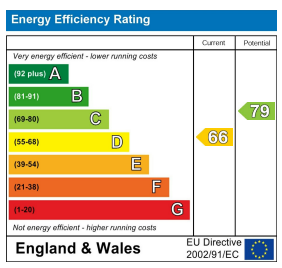
First Floor

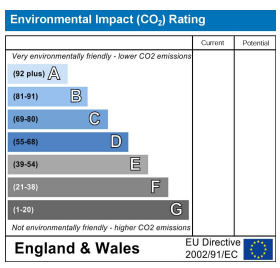
Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 49.3 sq. metres (530.7 sq. feet)







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BOSCH
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Peacefully situated near the town centre with charming valley views from the front bedrooms.

Ground Foor
Solid wood panel front door leading to a cosy living room with UPVC double glazed sash window to front aspect leading into a newly fitted kitchen. Inset single sink drainer unit with chrome mixer tap, rolled edge work surfaces, integrated four ring gas hob with stainless steel extractor hood above and electric oven under, integrated dishwasher, washing machine and fridge, part tiled walls, range of eye level units with strip lighting under, halogen down lighters, ceramic floor tiles, double panel radiator, solid wood panel door to garden, UPVC double glazed sash window to rear aspect, stairs rising to first floor.

First Floor
Wood panel doors to all rooms, loft hatch, halogen down lighter, solid wood flooring throughout. The principle bedroom has halogen down lighter, solid wood flooring throughout, double panel radiator, UPVC double glazed sash window to front aspect. Bedroom two Solid wood flooring throughout, single panel radiator, overstairs storage cupboard housing Glow Worm central heating boiler servicing domestic hot water and mains, UPVC double glazed sash window to rear aspect. The bathroom comprises low level wc, wash hand basin with chrome mixer tap, vanity unit under, panel bath with shower over, wall mounted bathroom cabinet, heated wall mounted towel rail, fully tiled walls, floor tiles, extractor fan, UPVC double glazed sash window to rear aspect.

Outside
The front garden has a paved path leading to front door, side access, mainly laid to lawn with well established hedges and retaining brick wall borders. The rear garden is immaculately paved with a seating area, the perfect sun trap for Summer barbecues - timber shed housing an extra fridge.

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
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.