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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

£500,000

A wonderful cottage a short walk from the High Street and mainline Train station boasting an 'eat-in' kitchen with bi-folding doors to the garden, cast iron stove to the living room, two double bedrooms and a dedicated dressing room to the first floor.

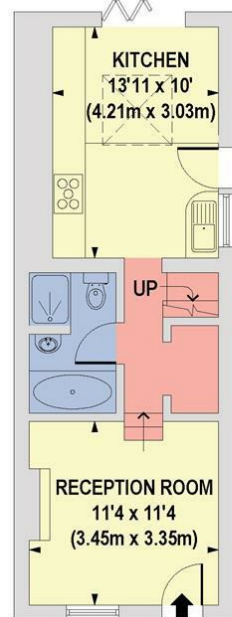
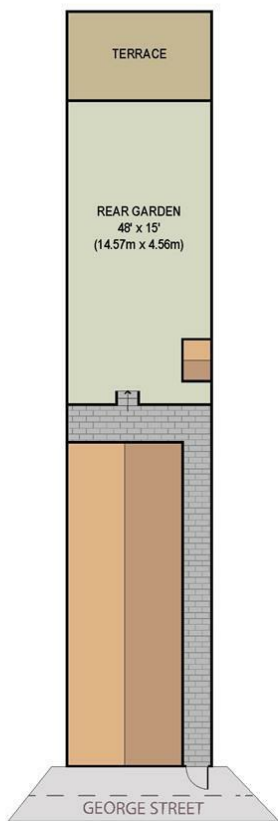


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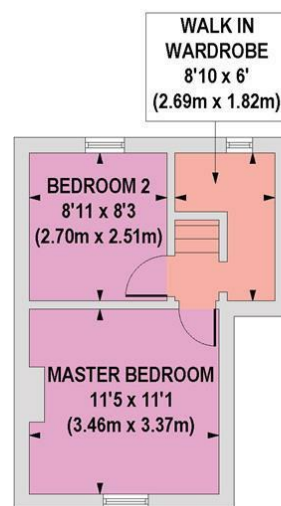
## GEORGE STREET

Berkhamsted

Approximate Gross Internal Floor Area  
622 sq. ft / 57.80 sq. m

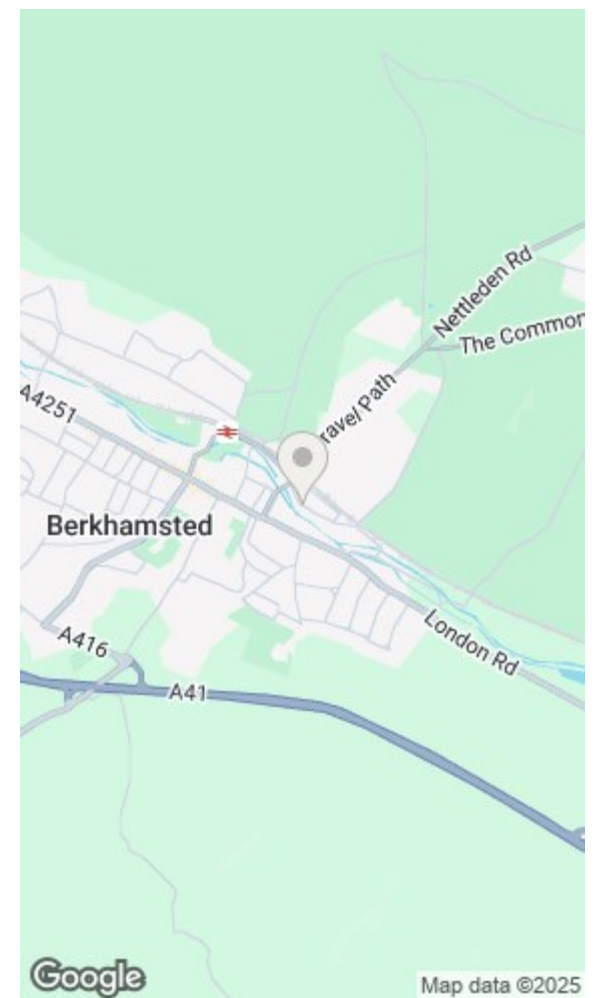


GROUND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



CP CREATIVE  
PROPERTY MARKETING

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		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(20-34) E	
(21-38) F		(11-19) F	
(1-20) G		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	
England & Wales		England & Wales	



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Sold with NO UPPER CHAIN and presented in good decorative order to include a bathroom with a 4 piece suite.



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#### Ground Floor

The living room has a window to the front and a cast iron wood burning stove with fitted cabinets and shelving to either side. From here a step up takes you to an inner lobby where stairs rise to the first floor. Under the stairs is space and plumbing for a washing machine. From the lobby a door opens to the ground floor wet room style bathroom with walk in shower and separate bath. At the rear of the property is a really good size 'eat-in' kitchen/dining room which has bi-folding doors opening to the rear garden and a door to the side. The kitchen is fitted with a premium range of base and eye level units and a number of integrated appliances.

#### First Floor

The landing area of the first floor has doors opening to both double bedrooms and to the walk in dressing room which has a window to the rear. The main bedroom has a window to the front with space for wardrobes to either side of the chimney breast. The second bedroom overlooks the rear.

#### Outside

There is a useful passageway to the side giving access to the rear garden which is mainly laid to lawn with raised borders to either side of the fencing which encloses the garden. At the rear is a flagstone paved terrace which is ideally positioned to make the most of the setting sun in the summer months. There are a number of external power points, external lighting, and in one corner of the rear boundary there is a timber framed garden shed.

#### 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. George Street is only 10 minutes walk from the train station, town centre or the well regarded schools - it is a really central location!

#### Local Amenities

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, wine bars and restaurants and popular favourites such as Pizza Express, Gigging Squid, Zaza and Lushmans there's something for everyone for every occasion.

#### Sporting Interests Locally

Sporting and leisure activities are well catered for in the Berkhamsted area with the Sportspace centre under half a mile\* from the property 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

#### Travel Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

#### 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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