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# Temptation comes in many forms...



Bourne End

GUIDE PRICE £700,000

# Bourne End

## GUIDE PRICE

£700,000

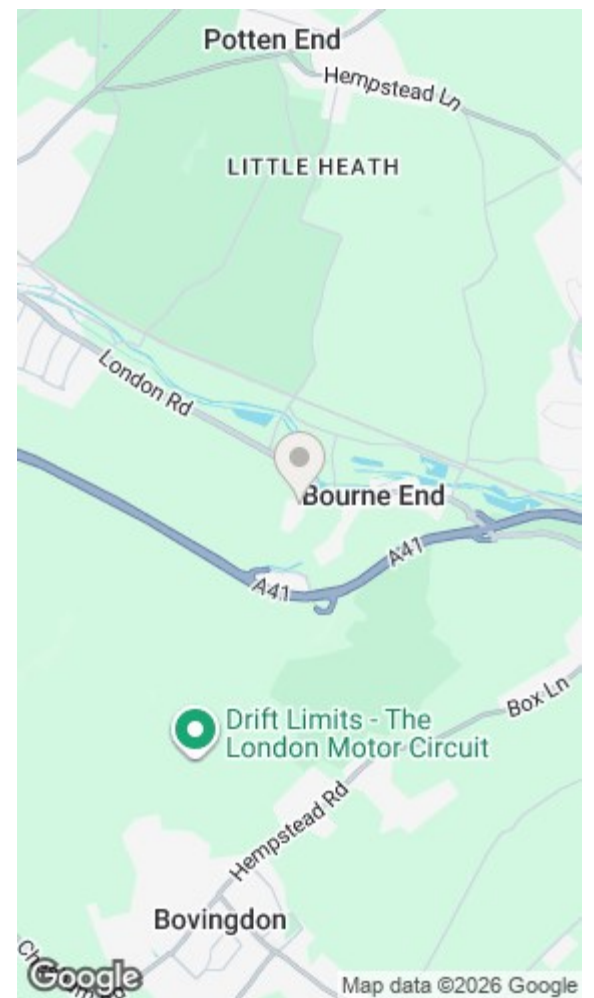
Located just outside of Berkhamsted at the end of a no through road of just three properties. A rare chance to purchase a detached bungalow on a large plot with exceptional scope to extend and improve STNP. Currently configured with two large double bedrooms, two reception rooms and two bathrooms the property also benefits from a double width plot.



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Total area: approx. 125.3 sq. metres (1348.4 sq. feet)



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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	61	EU Directive 2002/91/EC	77
England & Wales		England & Wales	



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A wonderful chance to purchase a detached bungalow on a double width plot with excellent scope for development.



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#### The Property

An exceptionally versatile home with lots of character. The principal reception room has windows to the front and both side aspects and a door opening to the extensive front driveway. The second reception room also overlooks the front and leads to a good size rear lobby area where French doors open to the rear garden. There is a good size kitchen/breakfast room which has been fitted with a comprehensive range of base and eye level units which also includes a number of integrated appliances. From here a door opens to a dedicated utility room which has a door opening to the side of the property. Moving through the property there are two extensive double bedrooms both of which has fitted wardrobes with a large ensuite bathroom to the main bedroom which boast both a separate bath and shower cubicle. A main family bathroom completes the accommodation.

#### The Outside

To the front of the property is a block paved driveway with pathway leading to the front door and to the side of the property. There is an extensive front garden which is laid to lawn. The rear garden is Westerly facing and mainly laid to lawn, backing directly onto countryside.

#### The Location

The tranquil village of Bourne End sits peacefully alongside the Grand Union Canal with a choice of local pubs that provide everything from traditional ales and home-cooked food around a cosy open fire, to a refreshing summer drink and light lunch watching wildlife and narrowboats drift by. The local village hall plays host to a variety of different activities and there's always a reason to get outside in the fresh air. Located on the edge of the spectacular Chiltern Hills, countless footpaths crisscross the beautiful Hertfordshire countryside, while the canal makes the perfect place for boating, fishing, strolling or cycling along the towpath.

#### On Your Doorstep - Berkhamsted

Despite such a quiet location, you don't have to travel far from this rural idyll to enjoy the hustle and bustle of the town. Berkhamsted's historic streets, lined with independent shops, cafés and restaurants are less than six minutes away by road and offer an irresistible charm. The High Street is regularly taken over by the local market, where you'll find a multitude of treasures, including the freshest local produce. In addition, Berkhamsted provides all of the essentials you could need, such as supermarkets, banks and pharmacies.

There are also plenty of ways to stay active, including a leisure centre and swimming pool and the spectacular Berkhamsted Golf Club, while a selection of excellent local schools ensures the best for your family.

#### Transport Links

Moving further afield, from the property you can reach the A41 in under 5 minutes which links to both the M1 and M25 in under 10 minutes providing great road connections to London and beyond. Alternatively, Berkhamsted and Hemel Hempstead railway stations are located under 10 minutes drive away and both operate regular services to London Euston in around half an hour. Add to this that Luton Airport is just 30 minutes away by car and there aren't many places you can't reach.

#### 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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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