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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 IN EXCESS OF £475,000

# Berkhamsted

OFFERS IN EXCESS OF

£475,000

Located close to the town centre and offering planning permission for extensions - a lovely semi detached home with driveway to the front and extensive garden to the rear. Stunning rear garden with wonderful garden room.



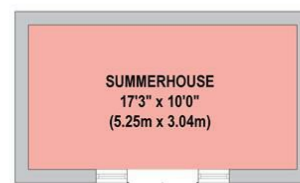
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## DURRANTS LANE

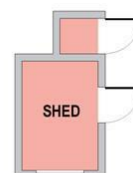
BERKHAMSTED

Approximate Gross Internal Floor Area

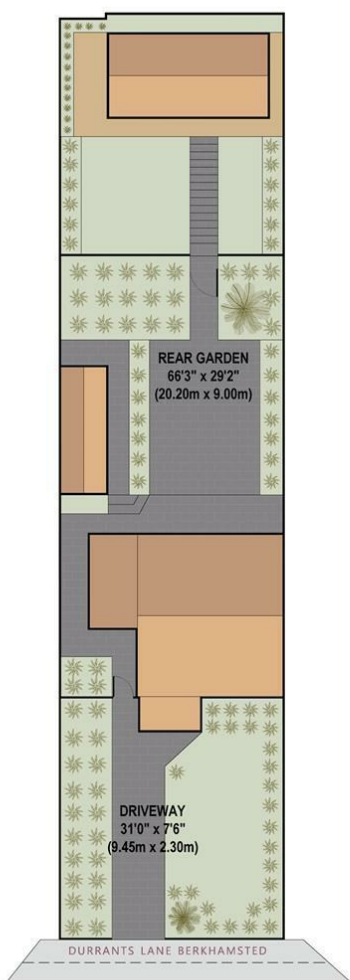
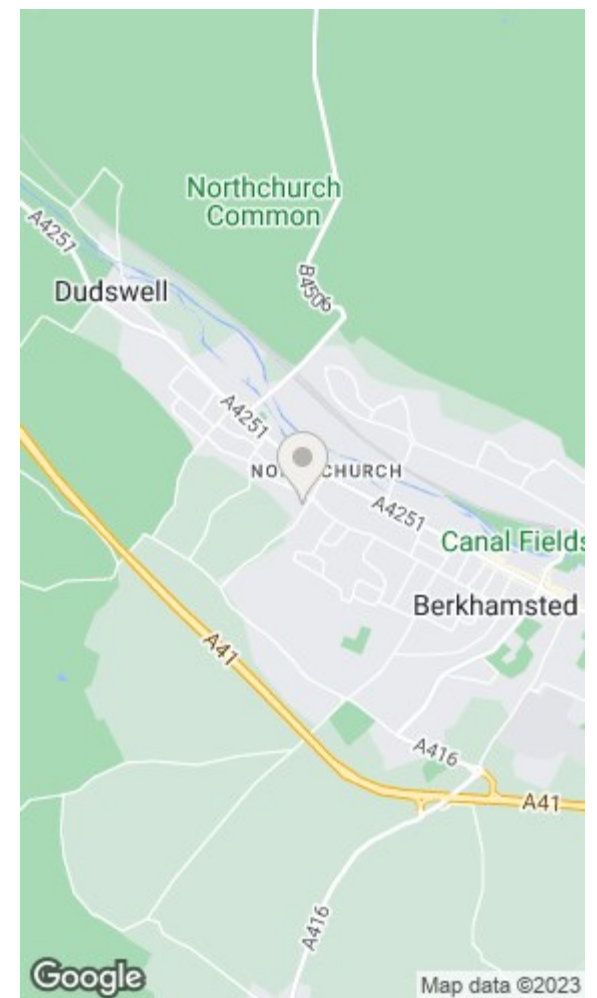
935 sq. ft / 86.88 sq. m (Including Outbuilding)  
763 sq. ft / 70.92 sq. m (Excluding Outbuilding)



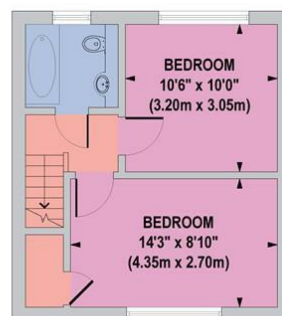
OUTBUILDING



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan 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.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		87	(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
England & Wales	EU Directive 2002/91/EC		England & Wales



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A high quality mature home on the outskirts of Berkhamsted town centre with excellent scope to extend to the rear and into the attic STNP.



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**Ground Floor**  
A useful front porch which has windows to the front and side aspects opening to the entrance hall. With stairs rising to the first floor, directly ahead of you leads to the refitted kitchen which has been fitted with a modern range of base and eye level units and integrated dishwasher with worktops over and window to the rear overlooking the ample rear garden. A door opens to a useful utility room which also has complimentary fitted base and eye level units, space and plumbing for automatically operated washing machine and tumble drier. From here a door leads to the rear garden. The dual aspect living/dining room measures in excess of 19 ft and has a window to the front and a French door opening to the rear garden and a recently installed wood burning stove.

**First Floor**  
A landing area has doors opening to all first floor accommodation and a hatch opening to an extensive loft space which has scope to convert STNP. Bedroom one is positioned at the front of the property with an overstairs fitted cupboard. Bedroom two overlooks the extensive garden to the rear of the property. The refitted first floor bathroom boasts a rain shower over the bath which is complimented by a fitted shower screen and a vanity unit with recessed wash basin and low level wc with concealed cistern.

**Outside**  
A block paved driveway to the front of the property leads to the front door, whilst to the side of the driveway there is a garden area which is laid to lawn and enclosed by hedging - this section could easily be converted should further parking be required. The gate opens to a useful bin store area and there is a mature border to one side of the driveway, with a number of brick built outbuildings, The delightful rear garden is mainly laid to lawn with a complementary good size flagstone patio directly to the back of the house. There is also a wonderful garden room which is positioned at the rear boundary of the property, is fully insulated and boasts power and light.

**The Location**  
Northchurch, surrounded by attractive Chilterns' countryside, is a short distance from the historic market town of Berkhamsted and Tring and is within easy striking distance of some wonderful canal-side walks and the shops and amenities of Northchurch.

**Berkhamsted High Street - on your doorstep!**  
The High Street runs parallel with the 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 to 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.

**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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