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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 £700,000

# Berkhamsted

OFFERS IN EXCESS OF

£700,000

This fantastic three/four bedroom semi-detached property has had a 3 storey cantilever extension to the rear including a new basement. Within a good proximity of the High Street, local amenities and highly esteemed local schools. -

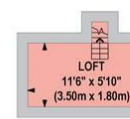
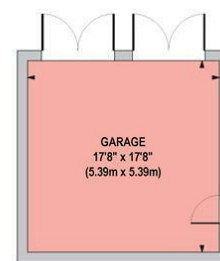
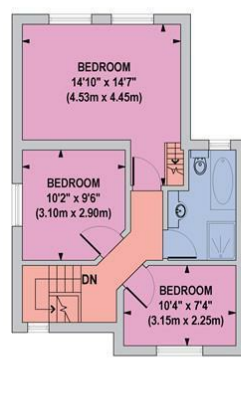
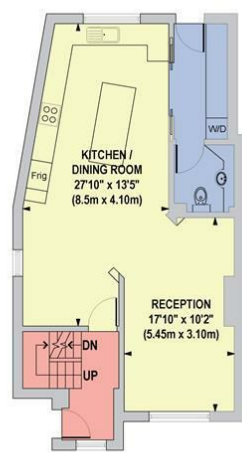
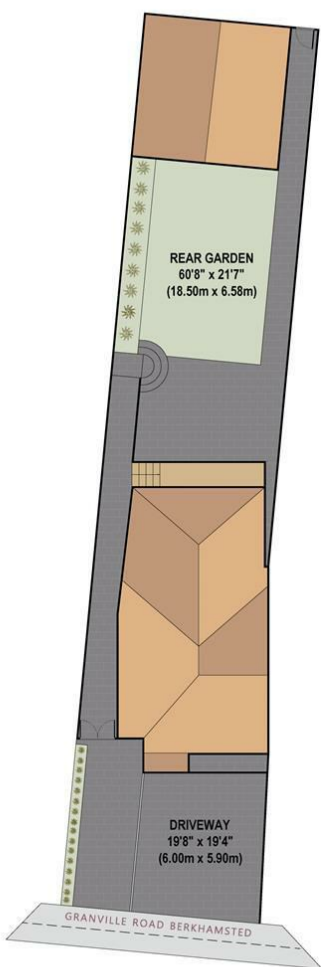


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## GRANVILLE ROAD

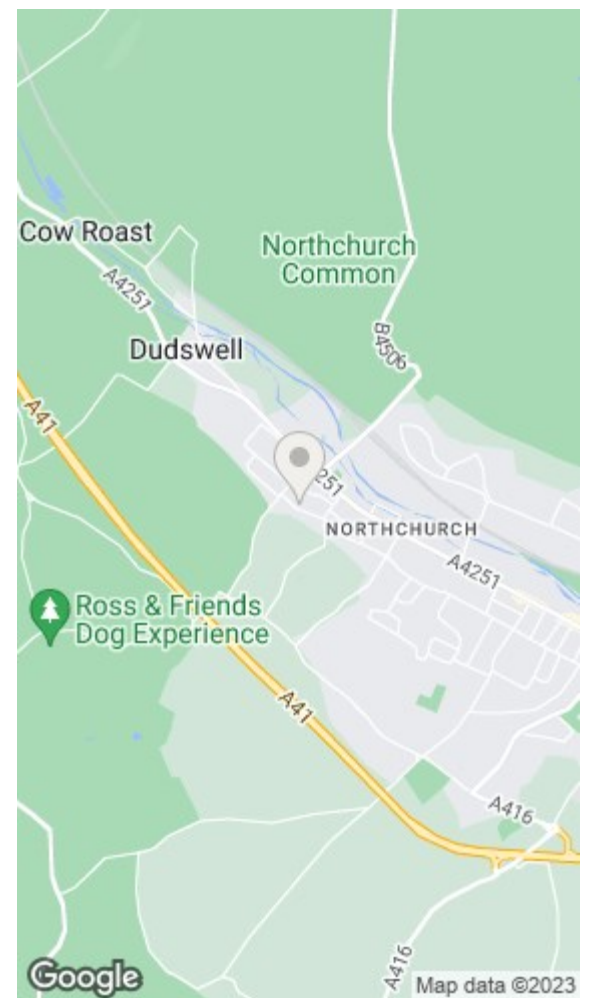
BERKHAMSTED

Approximate Gross Internal Floor Area  
 1973 sq. ft / 183.30 sq. m (Including Outbuilding)  
 1660 sq. ft / 154.25 sq. m (Excluding Outbuilding)



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.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(82 plus) A	(82 plus) A	(82 plus) A
(81-91) B	(82) B	(81-91) B	(81-91) B
(69-80) C	(69) C	(69-80) C	(69-80) C
(55-68) D		(55-68) D	(55-68) D
(39-54) E		(39-54) E	(39-54) E
(21-38) F		(21-38) F	(21-38) F
(1-20) G		(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A recently extended and re-furbished three bedroom home with the added advantage of some areas being a blank canvas to allow a potential buyer to personalise to their own taste. With parking to the front, a double garage to the rear and a private garden which has been excavated to create a flat garden & private patio area.



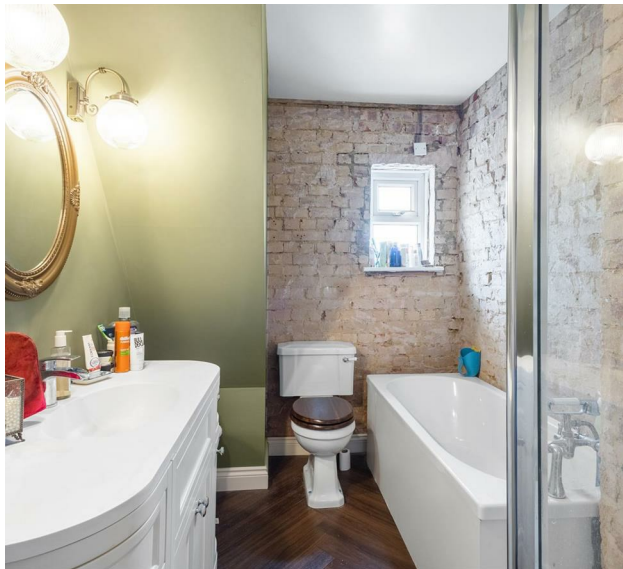
**Ground Floor**  
Upon entering the property you step into an entrance hall which provides access to the stairs which lead to the first floor, you are then welcomed into a large kitchen/dining room which is impressive in size with Fisher and Paykel appliances, with Quartz work top surfaces and plenty of storage cupboards. The reception room at the front of the property is of a very good size and also benefits with a gas fireplace. Heading to the right of the kitchen is good size utility room and a downstairs toilet and basin.

**Basement**  
Stairs lead down from the kitchen to a brand new basement room which could be used as a fourth bedroom, playroom or an extra snug/cinema room, with the added benefit of an office making it ideal for anyone working from home!

**First Floor**  
Ascending to the first floor landing doors open to all three bedrooms with bedroom one overlooking the rear which has beautiful views. The main bedroom has stairs leading up to an attic room which could be used as a wardrobe. A good size family bathroom with walk in shower, separate bath, wc and wash basin.

**Outside**  
To the front of the property the current vendor has installed a dropped kerb and created a driveway to park 2 cars. The rear garden is fully enclosed by a range of fencing with access to the rear double garage. The pretty garden is laid to lawn with a patio perfect for a cosy seating area.

**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.



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**Transport links**

Today, the town 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.

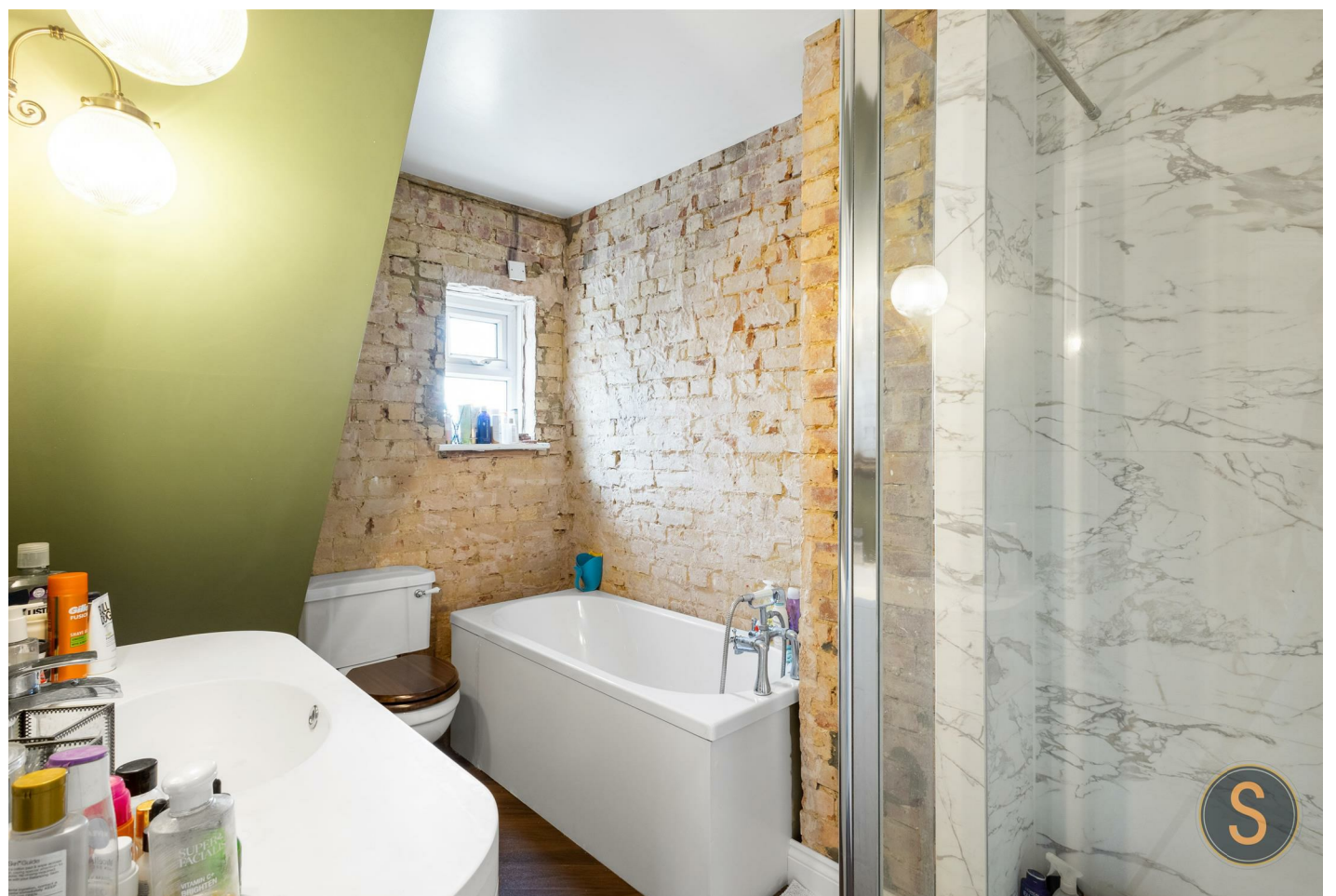
**Education**

A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many outstanding primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. Swing Gate Lane Primary and Thomas Coram middle are on your doorstep! The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11-16) and co-educational teaching for boys and girls aged 3-18.

**Agents information for buyer**

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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