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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Bourne End
OFFERS IN EXCESS OF £650,000

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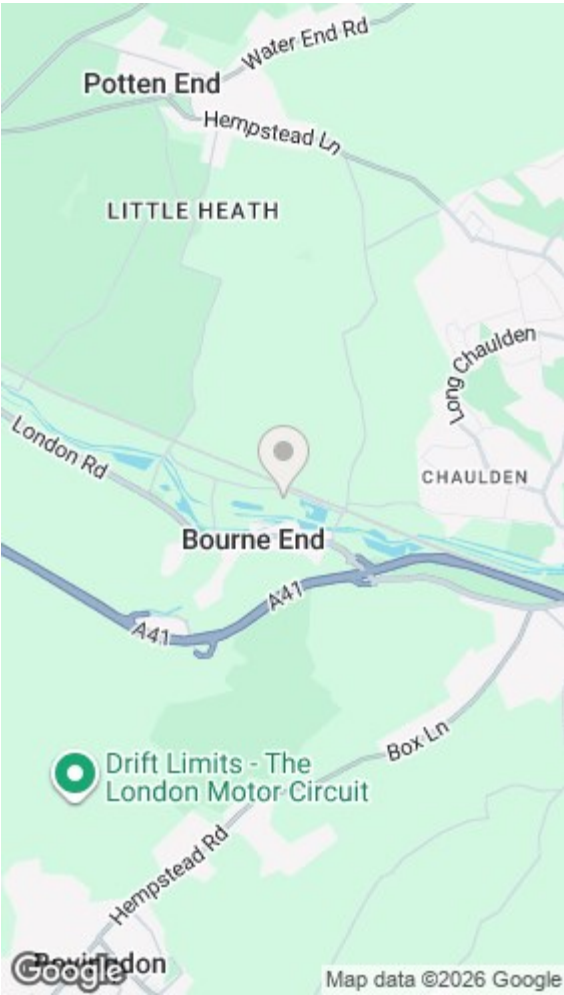
Located a mere 5 minute drive from central Berkhamsted and within easy access of the A41. We are delighted to present this wonderfully presented 4 bedroom end of terrace home on a good size Westerly plot with open plan kitchen/dining room, separate living room, useful utility room and ensuite to the principal bedroom.



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Westbrook Drive, Bourne End, HP1

Approximate Area = 1224 sq ft / 113.7 sq m (excludes carport)
For identification only - Not to scale



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





A stunning family home with a larger than average Westerly facing rear garden and 6 years remaining on the building warranty agreement.



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Ground Floor
The front door opens to a spacious entrance hall where the stairs which ascend to the first floor have useful storage underneath. To the right hand side a door opens to a ground floor cloakroom fitted with a two piece suite while the door on the left hand side opens to the dedicated living room which has a pleasant outlook to the front. Moving down the entrance hall a door opens to a 'L' shaped kitchen/dining/family room which also boasts its own separate utility room. The kitchen is comprehensively fitted with a range of high gloss base and eye level units with a number of integrated appliances, a 'Quooker' instant boiling tap which also gives sparkling and filtered water and granite worktops and breakfast bar area. There is a window to the rear and French doors opening to the garden. Throughout the ground floor is modern 'Herringbone' flooring and panelling to the dining area walls giving a ready modern vibe.

First Floor
The first floor landing has doors opening to all four of the generously proportioned bedrooms and to the family bathroom which is fitted with a white three piece suite including a separate shower unit and screen over the bath. The principal bedroom is positioned at the front of the property with an ensuite shower room. One other bedroom overlooks the front while the remaining bedrooms overlook the spacious Westerly facing gardens.

Outside
The sellers have invested in a professionally landscaped rear garden, featuring a spacious patio directly behind the property— perfect for entertaining and enjoying sunlight from late morning through to sunset during the summer months. The patio extends along one side of the fence to a rear corner, where a further generous patio area provides an ideal spot for a home office, with electrical cabling already in place. The main garden is laid to lawn, complemented by raised beds and borders, and is fully enclosed by fencing. A pedestrian gate leads to a useful car port and an electric, block-paved driveway offering parking for several vehicles. The property also benefits from an EV charging point.

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.

Berkhamsted - On Your Doorstep!
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 Westbrook Moorings 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 buy 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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