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Temptation comes
in many forms...



Berkhamsted
OFFERS IN EXCESS OF £500,000

Berkhamsted

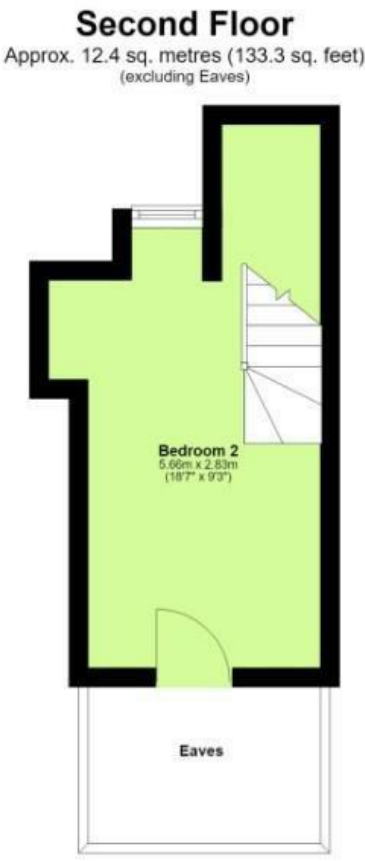
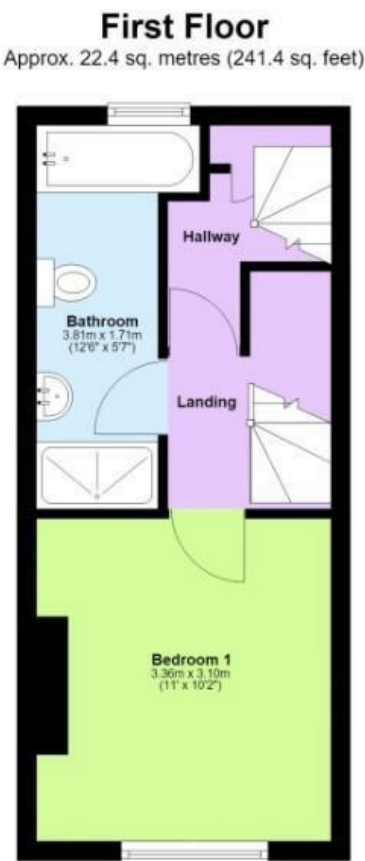
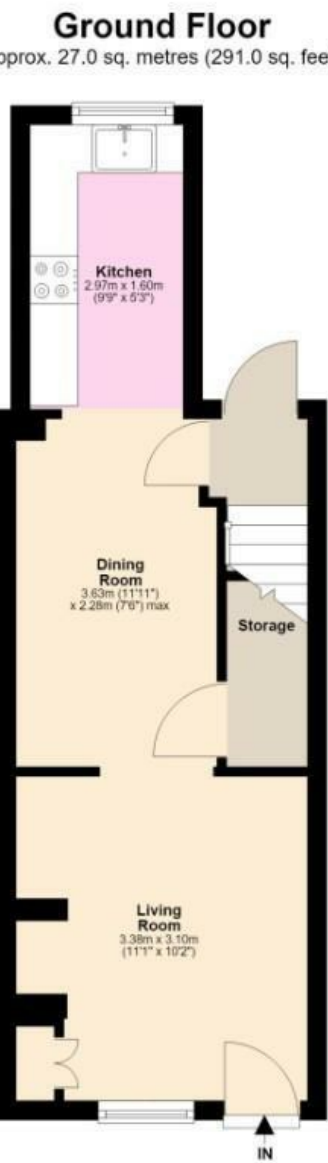
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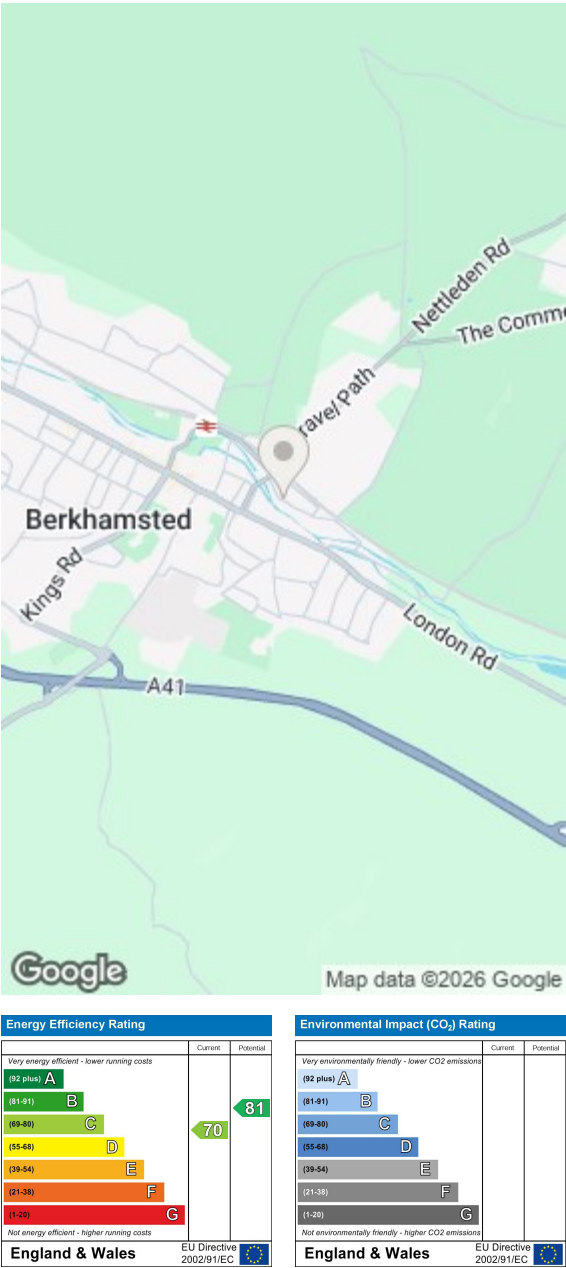
Ideally positioned for easy access into the High Street and Train Station of Berkhamsted. A stunning Victorian cottage which is well presented throughout and benefits from two reception room, two double bedrooms and the rare advantage of a first floor bathroom. Private gardens to the rear.



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Total area: approx. 61.8 sq. metres (665.7 sq. feet)







A wonderful two double bedroom character cottage with a first floor luxury bathroom.



Ground Floor

A front door with feature glass insert opens to a light and airy living room which has a window to the front and open grate fireplace with fitted shelving and cabinet to one side of the chimney breast. From here you walk through to a dedicated dining space which has a door opening to an inner lobby with a door leading to the rear garden, and stairs which rise to the first floor landing. Additionally there is a walk in under-stairs storage cupboard. From the dining area an opening leads to the refitted kitchen that has a window overlooking the rear garden and has been fitted with a combination of base and eye level units with butchers block worktops.

First Floor

The first floor landing has doors opening to the principal bedroom with a window to the front, and to the bathroom which has been fitted with a luxuriously appointed white 4 piece bathroom suite comprising panelled bath, wash basin, low level wc and double width walk in shower cubicle. From the landing a door opens to a second landing area which has a linen cupboard and boiler cupboard to the rear, and a second staircase rising to the second floor.

Second Floor

Rising to the second floor there is a second double bedroom with dormer window to the rear, giving excellent views over the garden and rooftops of neighbouring properties. There is storage in the eaves space.

Outside

Gated side access gives you access to the front of the property. The rear garden is mainly laid to lawn and fully enclosed by a range of fencing. There is a timber framed shed at the rear boundary.

The Location

The Berkhamsted area provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The property is ideally located just moments from the station, the canal and beautiful walks, as well as two popular canal-side local pubs. The larger towns of Hemel Hempstead and Watford offer wider facilities. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

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Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.

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 principle.
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 a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable, and you understand this is non-refundable in any event.



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