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Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £500,000

Berkhamsted

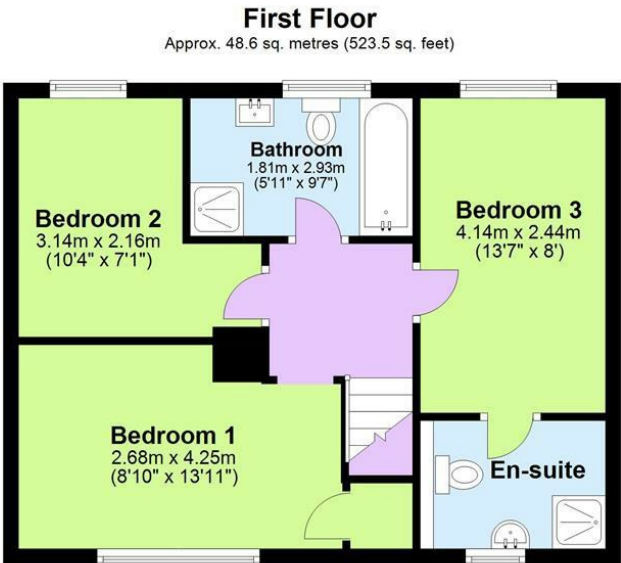
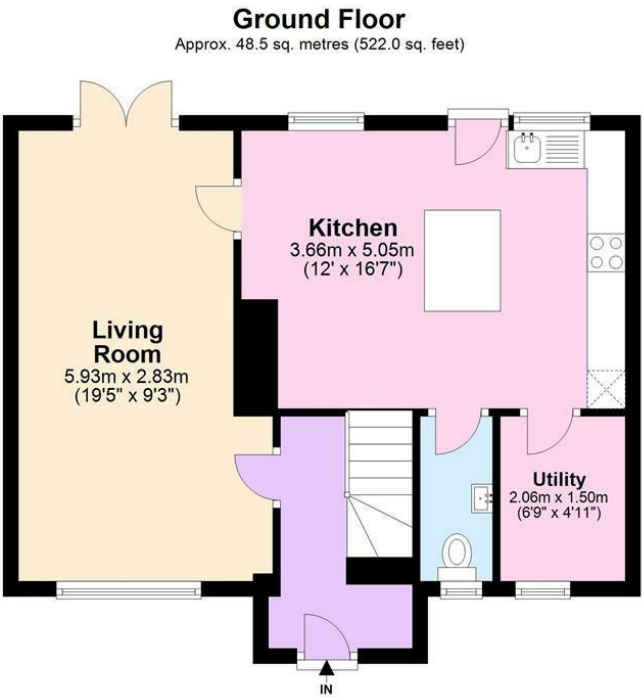
OFFERS IN EXCESS OF

£500,000

Sterling are delighted to offer this beautifully presented and extended, re-furbished 3 bedroom semi detached home having last come to market over 60 years ago. The final improvements remain ongoing and allow buyers to put in the final touches of their choice.

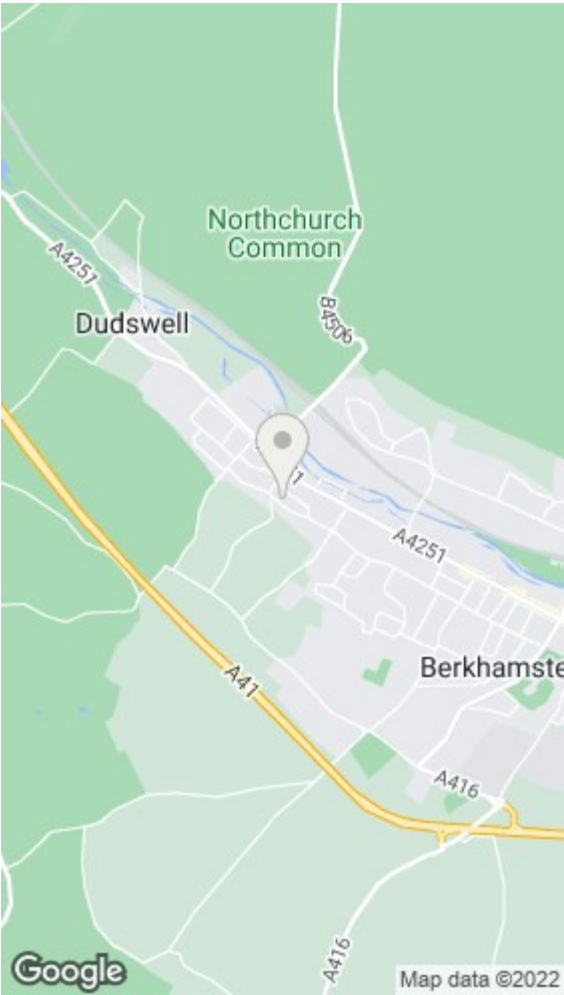


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Total area: approx. 97.1 sq. metres (1045.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

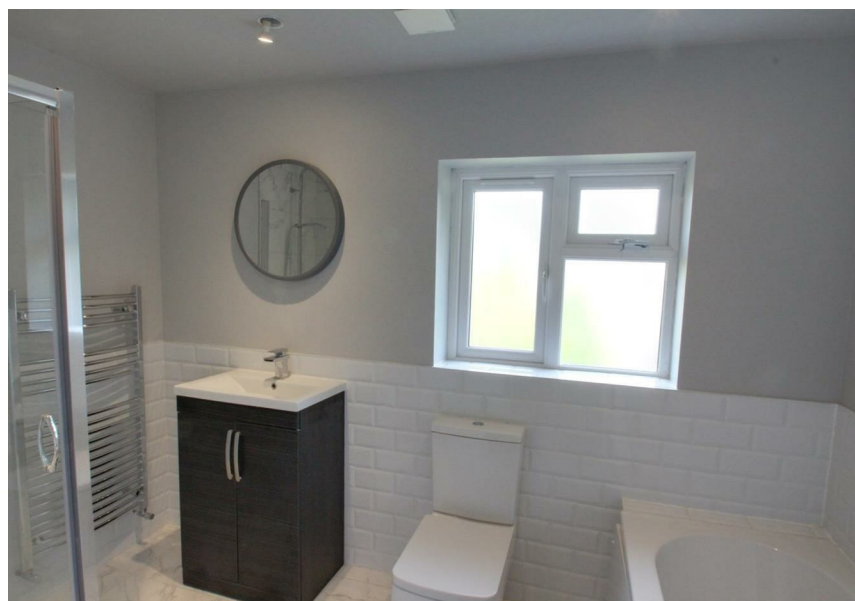


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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 superb opportunity to buy this recently renovated home needing those final few touches.



Ground Floor

A generous and open frontage leads you to the front entrance door which opens into the hall. Stairs lead to the first floor and gives access to the dual aspect living room with a quaint inset log burner and double doors opening to the rear garden and kitchen dining room. The Kitchen/Dining room has been refitted and comprises a central island and surrounding worksurface with inset sink and drainer, hob and built in oven as well as an array of base and eye level units. Further doors from the kitchen/dining room open to the rear garden, separate wc and utility room with provisions for fridge freezer, washing machine and dryer.

First Floor

Stairs lead you to the upstairs landing which in turn leads you to all three bedrooms, two of which offer rooftop and countryside views of nearby Berkhamsted and one having its newly fitted en-suite shower. There is also a new and fully fitted 4 piece family bathroom with rainfall shower serving the other two bedrooms.

Outside

To the rear is a blank canvas that currently consists of an enclosed and gently sloping lawn surrounded by mature hedge and fence boundaries with paved seating area at the lower portion. Buyers could make provisions to improve and make the most of what is already there or STPC could look at extending further as several of the nearby properties have done already.

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The Location

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 a little over 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 and London.

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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