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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...



Berkhamsted

ASKING PRICE £1,100,000

# Berkhamsted

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£1,100,000

A rare and exciting chance to purchase a detached 4/5 bedroom chalet bungalow on a good size plot and positioned on a no through road just outside the town centre. With excellent scope to redevelop and with a variety of lovely features including an imposing entrance hall. Early viewings highly recommended.



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Ground Floor



First Floor



Total area: approx. 194.8 sq. metres (2097.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanIt.



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



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Plot, position and potential to make this into a bespoke family home in a desired location.



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#### The Accommodation - Ground Floor

Typical of a detached chalet bungalow the accommodation is exceptionally flexible and can be configured as either a 4 or 5 bedroom property depending on your own personal requirements. The large entrance hall with open grate fire greets you into the property with a staircase rising to the first floor and storage cupboard under. From here a door opens to a dual aspect room which can be used as a fifth double bedroom or a dedicated dining room. The principal reception room is triple aspect with windows to both side elevations and French doors opening to the rear garden. The centrally positioned kitchen has a door opening to the garden, a window overlooking the garden and a useful walk in pantry cupboard. Moving down the inner hallway there are another two double bedrooms, one overlooking the front and the other the rear. On the ground floor is a family bathroom fitted with a three piece suite and with windows to the rear and side.

#### First Floor

The landing area of the first floor has doors opening to a further two double bedrooms. The principal bedroom boasts not only a whole bank of fitted wardrobes with ample hanging and storage space, but also an extensive and easily accessible eaves storage and a good size ensuite shower room with a window to the rear. The other first floor bedroom is 'L' shaped with a window to the side and a Velux window to the rear. The main bedroom also has excellent views across Berkhamsted School playing fields and towards Ashlyn's secondary school beyond.

#### Outside

To the front of the property is driveway parking for several cars and double doors opening to the garage which has power and light. There is a garden area which is laid to a combination of lawn and mature beds and borders. The rear garden is an excellent size and exceptionally private with a range of mature planting and specimen trees running along both side and rear boundaries. The main portion of the garden is laid to lawn while an elevate patio area directly to the rear of the house makes the ideal space for outside entertaining.

#### The Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community. A stones throw from the property is the High Street which runs parallel with 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 for 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.

#### Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza, Prime Grill and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

#### Transport Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4 miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

#### 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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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



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