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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Berkhamsted

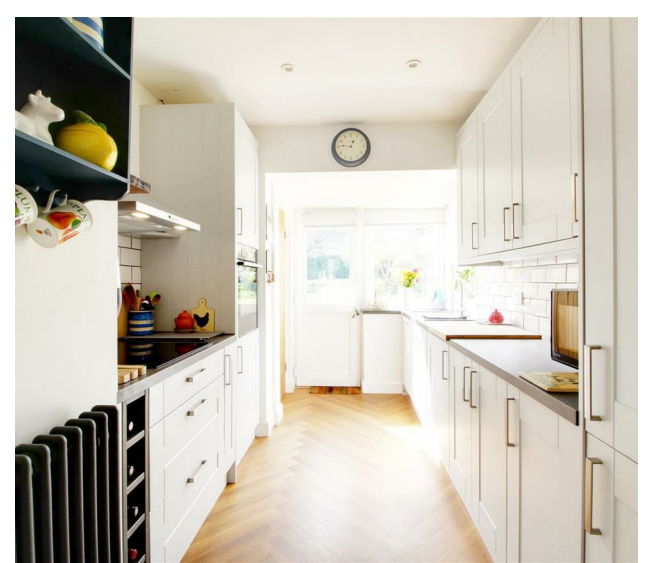
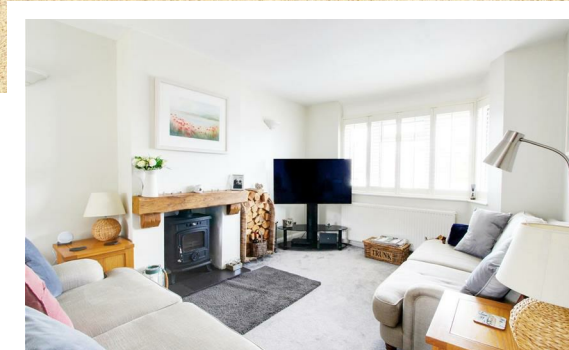
OFFERS IN EXCESS OF £700,000

Berkhamsted

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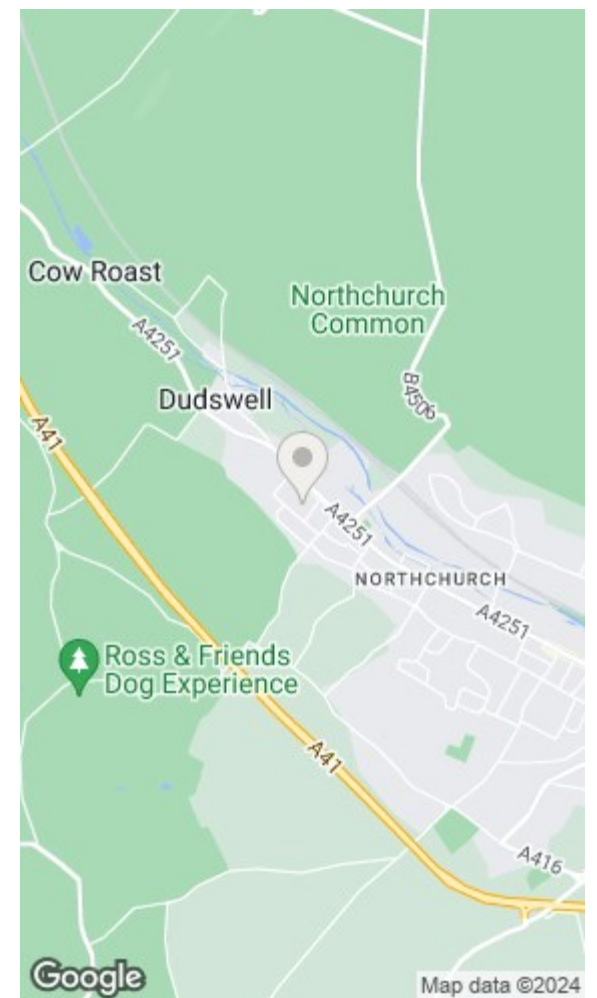
A stunning and fully refurbished bungalow boasting the benefit of a detached annex to the rear with ensuite shower room. Flexible accommodation including excellent scope to extend and the advantage of a Southerly facing garden and within walking distance of local amenities in a peaceful location.



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Ground Floor
 Approx. 104.3 sq. metres (1122.9 sq. feet)
 Total area: approx. 104.3 sq. metres (1122.9 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		(12 plus) A	
(81-91) B		(11-11) B	
(69-80) C		(10-10) C	
(55-68) D		(9-9) D	
(39-54) E		(8-8) E	
(21-38) F		(7-7) F	
(1-20) G		(6-6) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	85		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



A stunning bungalow with flexible layout including a detached annex to the rear.



The Property
A spacious entrance hallway leads to an inner hall and all doors from here open to the accommodation. There is a light and airy through living/dining room which has a bay window to the front and double doors opening to the rear garden. The kitchen has been fitted to a high standard and has a window and a door opening to the rear garden. Both the double bedrooms to the main house had fitted wardrobes and are well served by a luxuriously appointed bathroom.

The Outside
There is a cedar clad store/garden room to the side of the property with an extensive block paved driveway to the front providing ample parking. Directly to the rear of the house is a resin bonded patio space which leads to the main garden area which is laid to lawn and has a variety of mature borders with timber deck and pergola to one corner. There is a detached annex which has power and light and is fitted with a high specification shower room.

The Location
Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

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Transport Links

Nearby Berkhamsted 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.

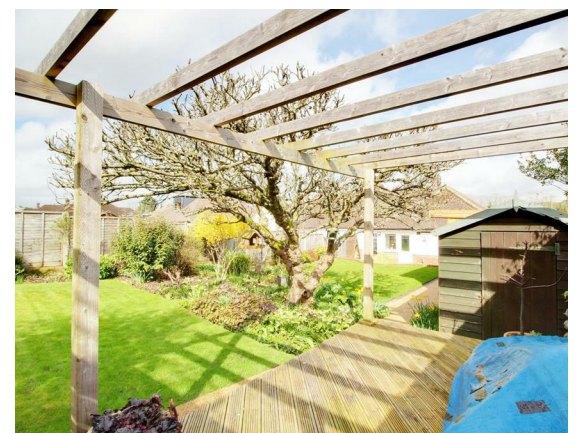
Leisure Pursuits

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

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. 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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