

01923 270 666
Kings Langley, Abbots
Langley & Watford;
01442 822 210
Property
Management
01442 879 996
Berkhamsted Select
& Country Homes;
01442 828 222
Ting, Wendover,
Aylesbury & Villages;

Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...

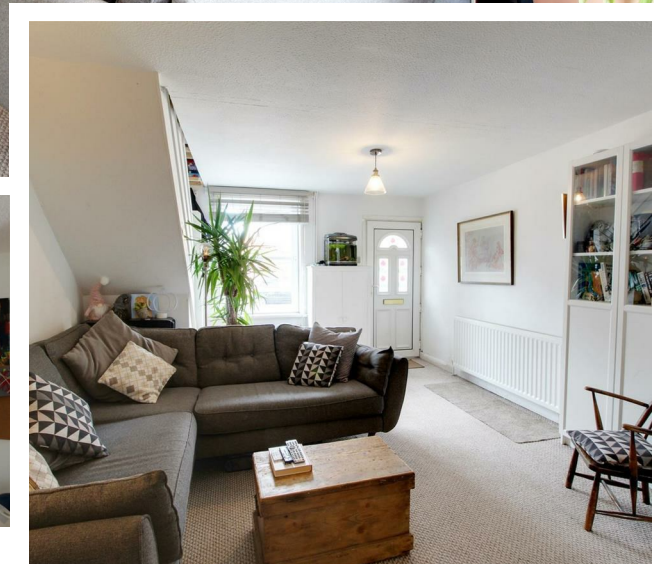


Berkhamsted

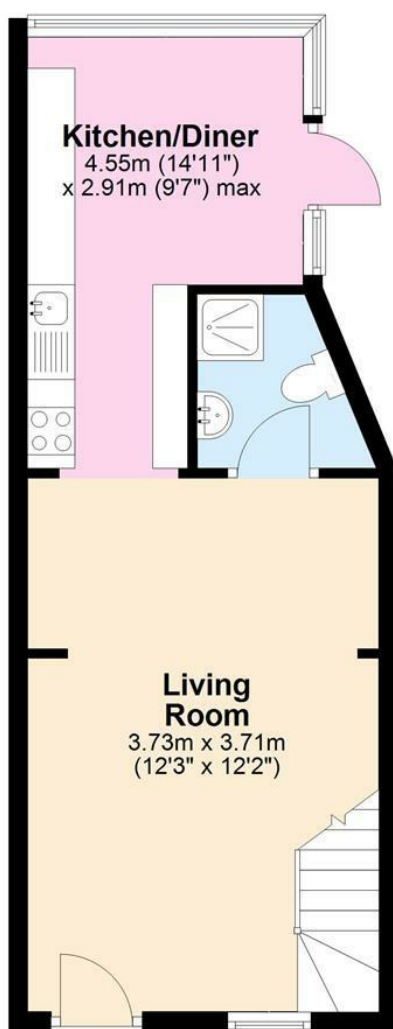
ASKING PRICE

£450,000

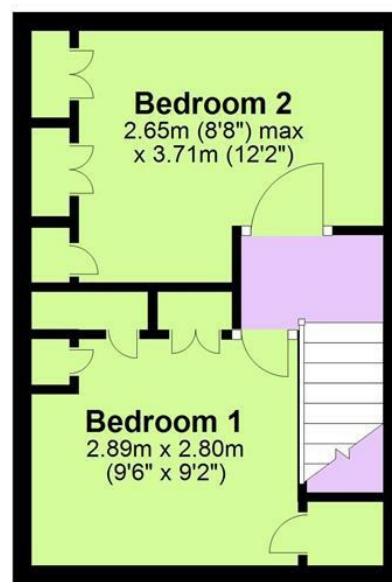
Located in a central position in Berkhamsted and therefore within easy striking distance of the High Street, Train Station and local amenities. A delightful two double bedroom character cottage which also has the benefit of a Southerly facing rear garden with excellent scope to extend to the rear.



www.sterlinghomes.co.uk



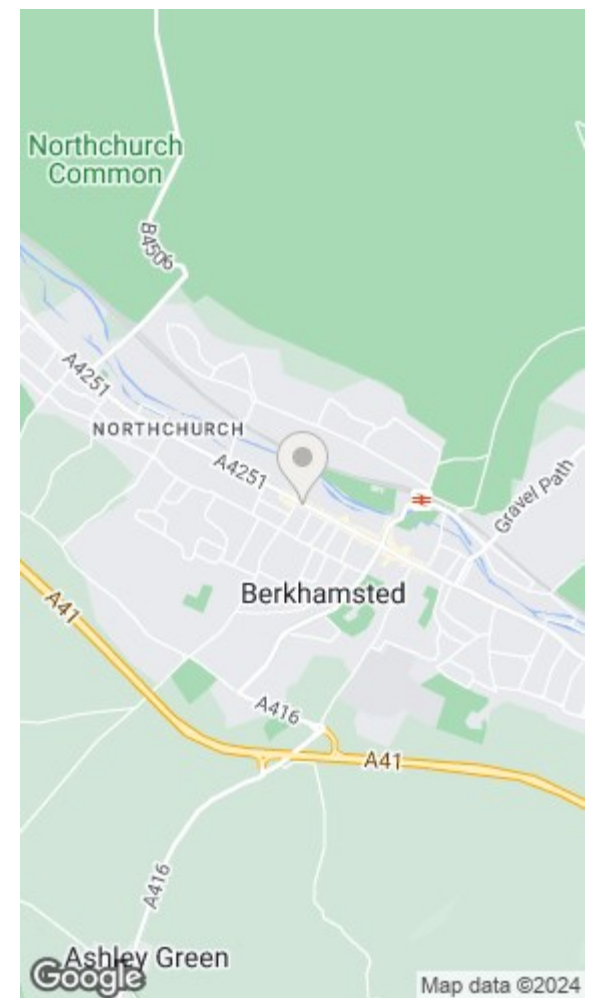
Ground Floor
Approx. 35.3 sq. metres (379.6 sq. feet)



First Floor
Approx. 21.0 sq. metres (225.8 sq. feet)

Total area: approx. 56.2 sq. metres (605.3 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	90		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



www.sterlinghomes.co.uk



www.sterlinghomes.co.uk



A well positioned cottage to make the most of everything Berkhamsted town has to offer.



www.sterlinghomes.co.uk

Ground Floor

To the front of the property, the spacious living room features original beams. Steps lead up to the kitchen/dining room which is located at the rear and includes an array of white high gloss units with contrasting worktops. The ground floor shower room, accessed from the living room, is fitted with a modern white suite.

First Floor

Stairs rise from the living room to the first floor where there are two good-sized bedrooms, each benefitting from built-in storage.

Outside

Outside, to the rear, there is a sizeable south-westerly facing tiered garden featuring both paved and gravelled areas. The amenities of Berkhamsted's historic High Street are just a short walk away.

Further offering excellent potential for reconfiguration or development (subject to obtaining the necessary consents).

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.

The high street 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, Gigging Squid, Zaza and Lushmans fish restaurant 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 you whistle!

Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the Everyone Active centre a five minute walk away providing swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside

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.



www.sterlinghomes.co.uk