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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £850,000

Berkhamsted

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Boasting a good size corner plot backing onto open fields with detached double garaging offering absolutely excellent scope to extend and potentially convert the garage into an annex should this be required STNP. Positioned towards the end of a sought after cul-de-sac and offered for sale in good decorative order.

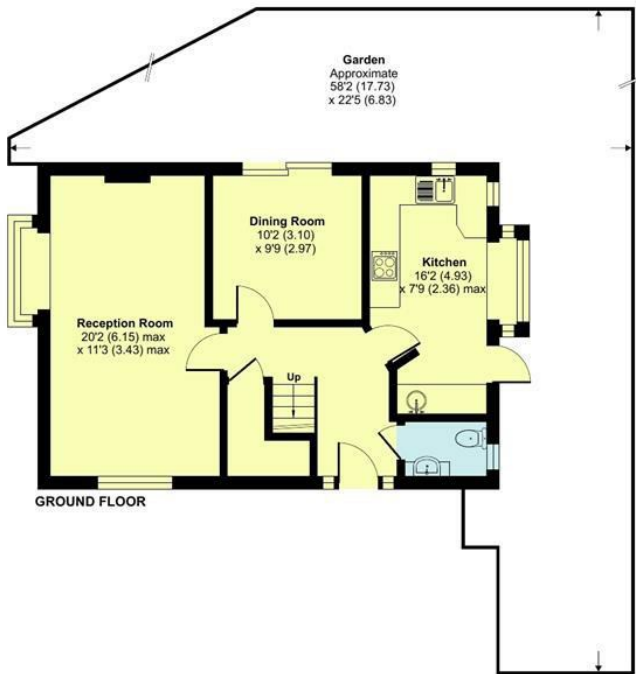
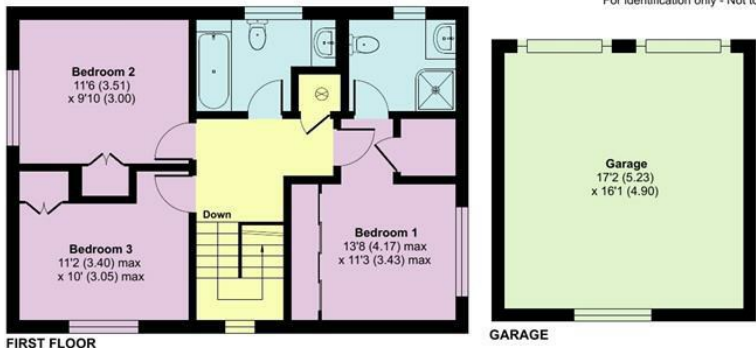


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Alyngton, Northchurch, Berkhamsted, HP4

Approximate Area = 1200 sq ft / 111.4 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 1475 sq ft / 136.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1176425



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





A rarely available detached house with detached double garage and a corner plot position.



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Ground Floor

A spacious entrance hall has stairs rising to the first floor with a window to the front at split landing level, doors opening to all ground floor accommodation including the ground floor cloakroom which is fitted with a white two piece suite. The extensive living room benefits from a dual aspect with a box window to the side and window to the front. The well designed kitchen/breakfast room also has a box window to the side and is fitted with a comprehensive range of base and eye level units and a number of integrated appliances. A dedicated dining room with a window overlooking the rear completes this floor.

First Floor

The landing area on the first floor has doors opening to all of the double bedrooms and to the family bathroom which has been fitted with a white three piece suite to include a kidney shaped bath with shower over, wash basin with vanity unit and low level wc. The principal bedroom has both a walk in wardrobe and a host of fitted wardrobes spanning the length of one wall and an ensuite bathroom.

Outside

To the front of the property is a lawned area with herbaceous border to one side. A good size driveway provides ample parking and leads to the detached double garage which has power and light. The rear garden wraps around three aspects of the property and is predominately laid to lawn and fully enclosed by fencing. There is a large summer house that can be used as a workshop, or office with ample power and lighting. To one side of the property there is an area laid to shingle with several vegetable beds - ideal for a bit of good living!

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.

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 and Education

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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