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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
OFFERS IN EXCESS OF £900,000

Berkhamsted

OFFERS IN EXCESS OF

£900,000

A rare chance to purchase a good size detached bungalow which is ripe for re-development and enlargement STNP while sitting on a generous Southerly plot on a sought after tree-lined road within easy distance of amenities and transport links. Early viewing highly recommended!



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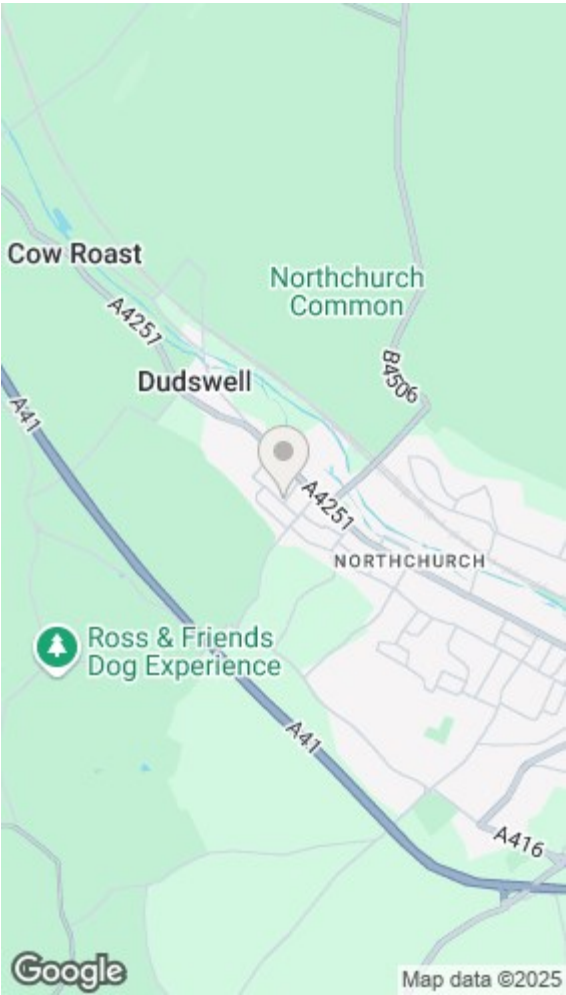
Park Rise, Northchurch, Berkhamsted, HP4

Approximate Area = 1242 sq ft / 115.3 sq m
Garage = 226 sq ft / 20.9 sq m
Total = 1468 sq ft / 136.2 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1163956



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 rare chance to purchase a detached bungalow with ample scope to extend or potentially demolish and build two in its place STNP.



The Accommodation

A spacious entrance hall welcomes you into the property where doors open to the ground floor accommodation and a hatch to the ceiling opens with steps leading to the most extensive attic space providing excellent scope to convert to further accommodation. Directly ahead of you a door opens to the main reception room which approaches 30ft in length with a window overlooking the rear garden with sliding doors opening to a dedicated conservatory which gives panoramic views over the rear garden. The kitchen has been refitted to a good standard with a window to the rear and a door to the side opening to the garden. All three of the bedrooms are doubles in proportion with two of them overlooking the front and the third overlooking the rear. The main bedroom has both a bay window to the front and the advantage of an ensuite shower room. The remaining two bedrooms are also well served by the main family bathroom.

The Outside

There is an extensive block paved driveway to the front providing ample parking space and leading to the one and a half length garage. The Southerly facing rear garden is an absolute delight. Mainly laid to lawn there are a variety of mature herbaceous beds and borders with a number of well maintained hedges to the boundaries and one towards the rear which conceals the 'working area' of the garden with timber framed shed and areas for composting.

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.

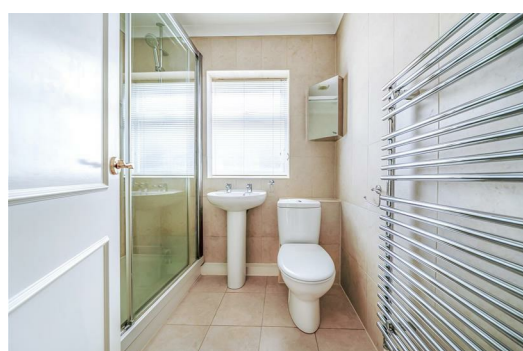
Leisure Pursuits & Schools

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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