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# Temptation comes in many forms...



# Berkhamsted

ASKING PRICE

£475,000

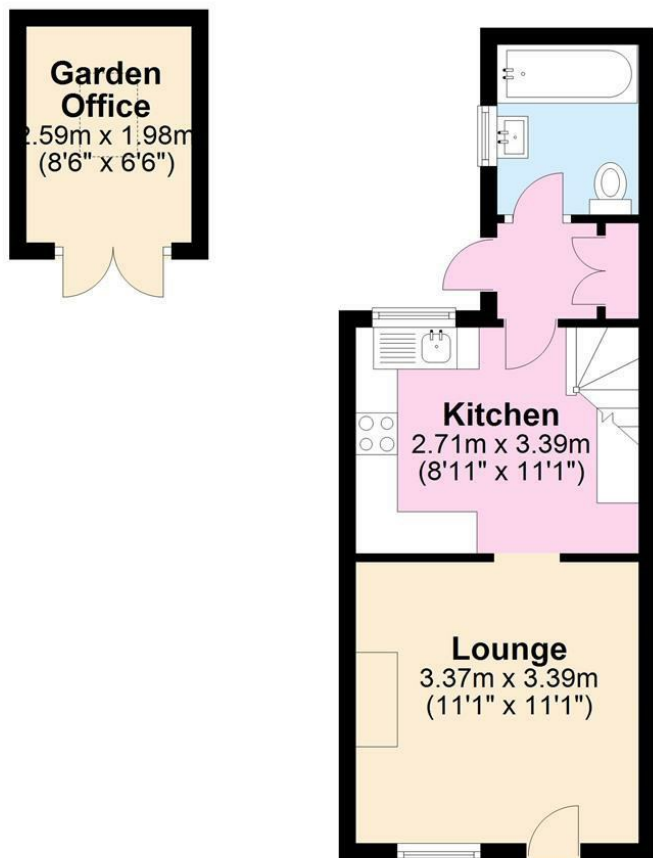
Sterling are delighted to offer for sale this quintessential English cottage situated on a highly desirable road within the Berkhamsted conservation area boasting a private rear garden and high quality home office/cabin, 2 double bedrooms and kitchen/dining room.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

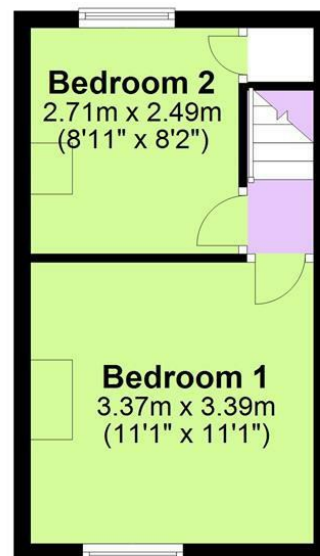
## Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



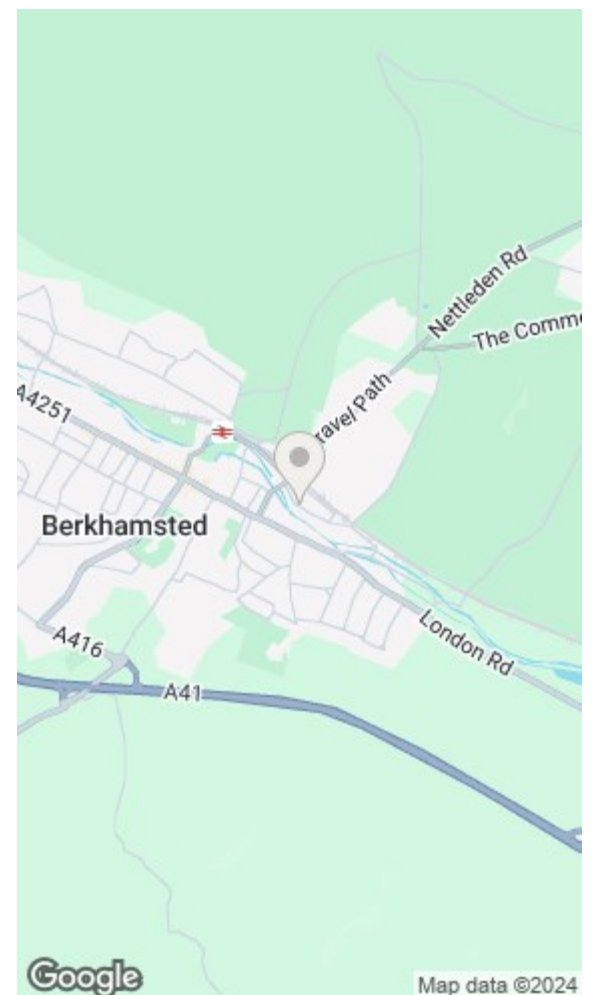
## First Floor

Approx. 20.9 sq. metres (225.3 sq. feet)



Total area: approx. 52.7 sq. metres (567.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-92 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82 plus <b>A</b>	
81-81 <b>B</b>		81-81 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	





Please note since the EPC was commissioned there have been various upgrades including a new boiler which would enhance the rating further.



#### Ground Floor

A light and airy 'front room' has a Georgian style window to the front, wooden floorboards and a working open grate fireplace. From here a door leads directly to a comprehensively fitted kitchen with a range of fitted units, one and a half bowl sink and integrated oven, hob and extractor. There is a window to the rear overlooking the rear garden, a door opening to a rear lobby where there is a utility cupboard with space and plumbing for a washing machine and dishwasher and stairs rising to the first floor. The rear lobby has a door opening to the rear garden and a door opening to a luxuriously refitted bathroom including a shower attachment and screen over the bath.

#### First Floor

A landing area has doors opening to both bedrooms. The principal bedroom is at the front of the property and has a characterful feature fireplace with recesses either side of the chimney breast with fitted wardrobes providing ample hanging and storage space. The second bedroom overlooks the rear garden and has an over-stairs cupboard.

#### Rear Garden & Home Office

The rear garden is fully enclosed by a range of fencing to either side and mainly laid to lawn with a mature boarder and feature pond towards the rear of the house. At the rear boundary of the garden is a flagstone patio which leads to the garden cabin/home office which boasts power, light and insulation.

#### The Location

The Berkhamsted area provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The George street property is ideally located just moments from the canal and beautiful walks, as well as two popular canal-side local pubs. The larger towns of Hemel Hempstead and Watford offer wider facilities. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

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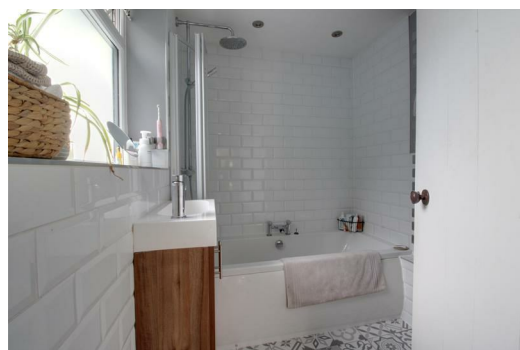
#### Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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 account, the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill. Unfortunately, we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information



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