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



Berkhamsted

PRICE GUIDE £725,000

Berkhamsted

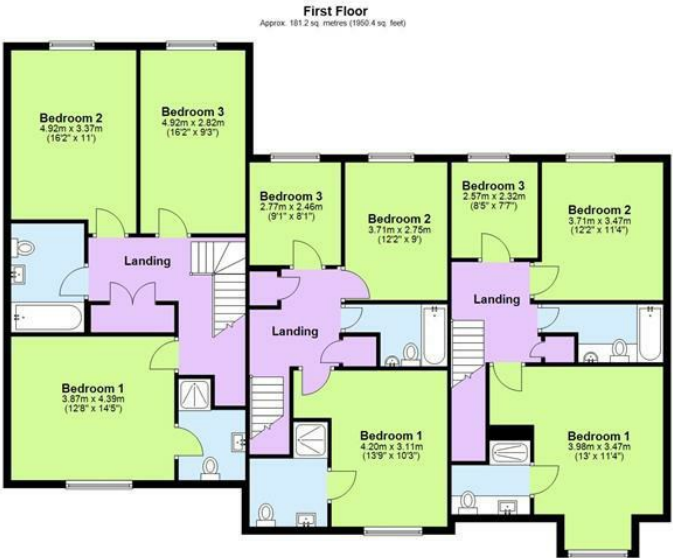
PRICE GUIDE

£725,000

HURRY LAST ONE AVAILABLEA select development of just three high specification, eco friendly new build homes in an end cul-de-sac position just outside of Berkhamsted in the sought after location of Northchurch. Three good size bedrooms including a vaulted ceiling and ensuite to the main bedroom. Build completion summer 2025.



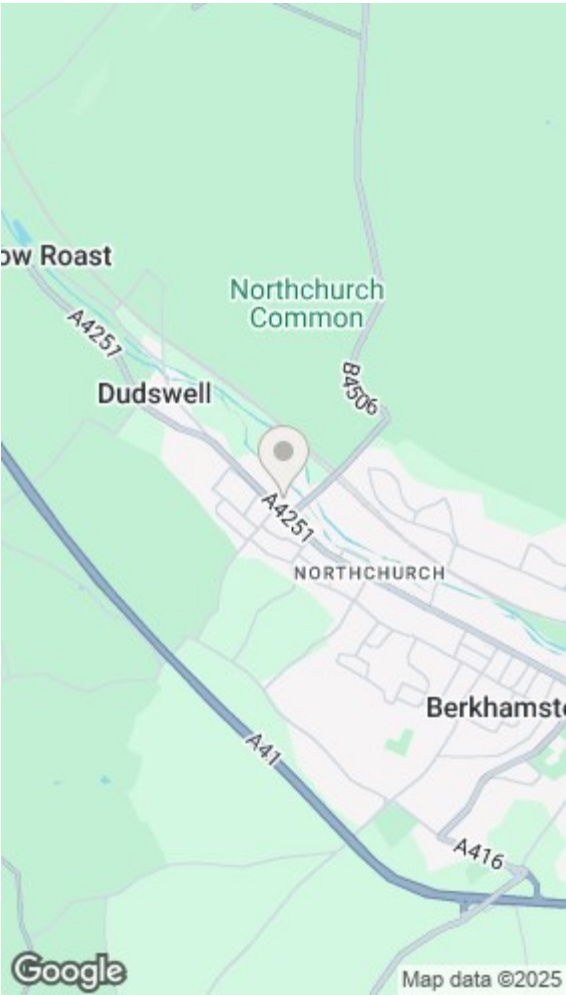
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Total area: approx. 382.2 sq. metres (4113.6 sq. feet)

All measurements are approximate.

Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(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



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 & 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

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Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note the illustrations and images are CGI's but show a fair representation of the finished product.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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