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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...



Drayton Beauchamp

PRICE GUIDE £1,100,000

Drayton

PRICE GUIDE

£1,100,000

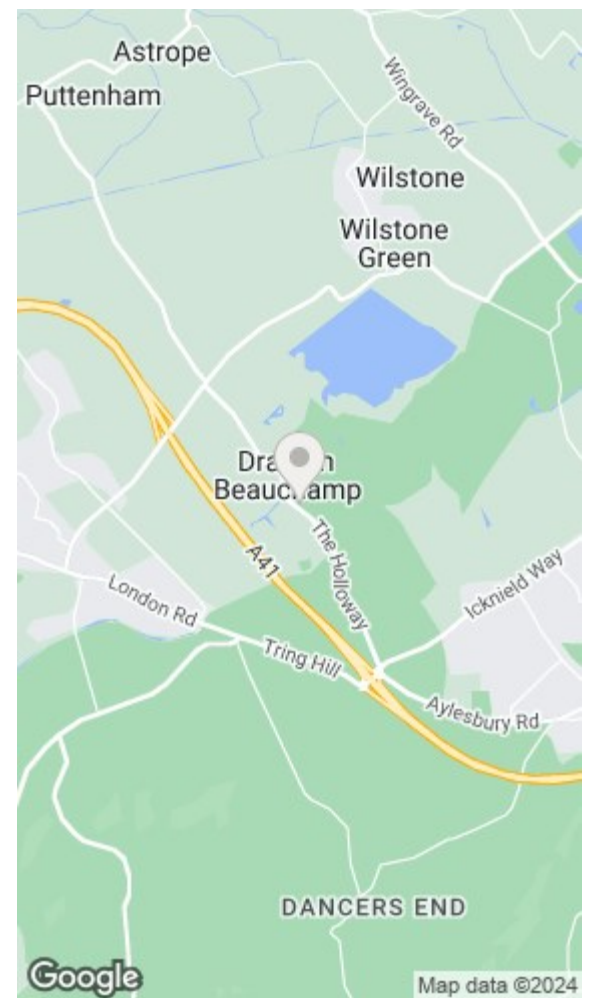
PLOT, POSITION AND POTENTIAL.
A detached bungalow on a large and level plot offering excellent scope for redevelopment and potential for either the construction of another dwelling to sit alongside it or potential of demolition and redevelopment of the whole site subject to the necessary planning consents.



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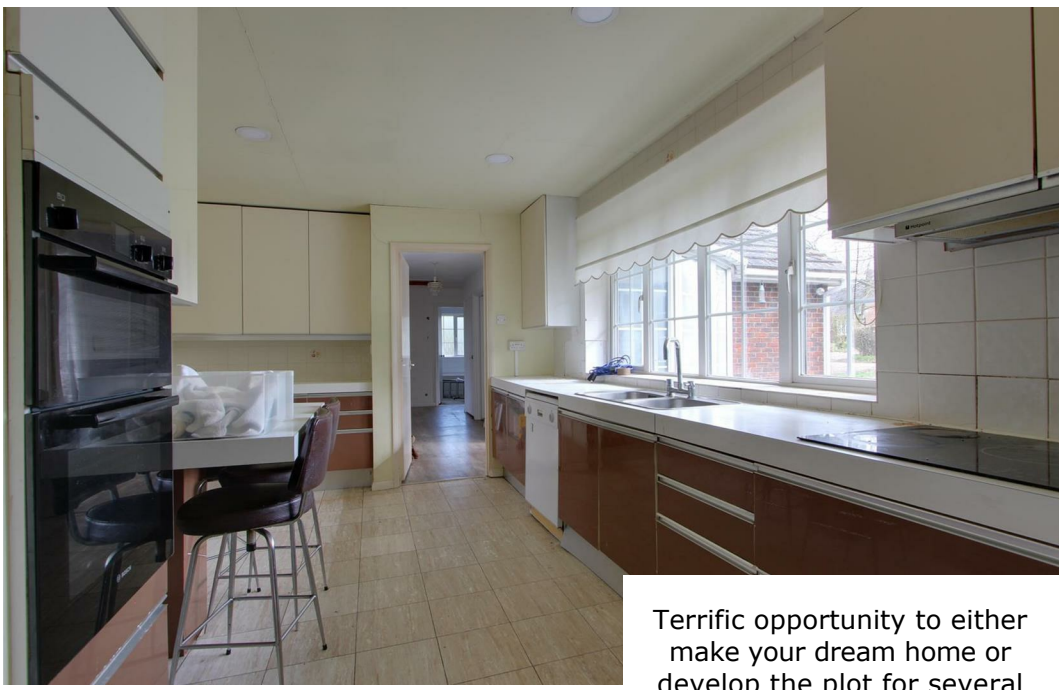
Total area: approx. 2016.9 sq. feet
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 53, Potential 73





Terrific opportunity to either make your dream home or develop the plot for several dwellings subject to planning consent.



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The Property
Having been in the same family since construction this is the first time this superb development opportunity has been presented to the market. The current configuration of the property has four double bedrooms with a family bathroom and ensuite to the principal bedroom, two very good size reception rooms complemented by a kitchen with large, separate utility room with a cloakroom completing the accommodation.

The Outside
The property sits to one side of the plot with gardens to all elevations. Mainly laid to lawn the property is enclosed by a range of post and rail fencing and close board fencing. Backing onto countryside the property boasts excellent views to a number of different aspects. To one side of the garden is a decommissioned swimming pool which has flag stone paving to two aspects.

The Location
Drayton Beauchamp is situated close to the Tring, which is a little over two miles away. There is a parish church, the Grand Union Canal and also the Wilstone Reservoir nearby, which is considered one of the best bird watching spots in southern England. The property falls within the Buckinghamshire education catchment for the Grammar schools and is a couple of miles away from Tring/Aston Clinton junction of the A41 for easy access to surrounding areas.

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 accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

Agents Disclaimer

While there is terrific potential for this property and the plot, it is not being sold with any planning consents and therefore any potential buyer must make their own enquiries of the necessary planning department. The property is not being sold 'subject to planning'.



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