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Hertfordshire
OFFERS IN EXCESS OF £700,000

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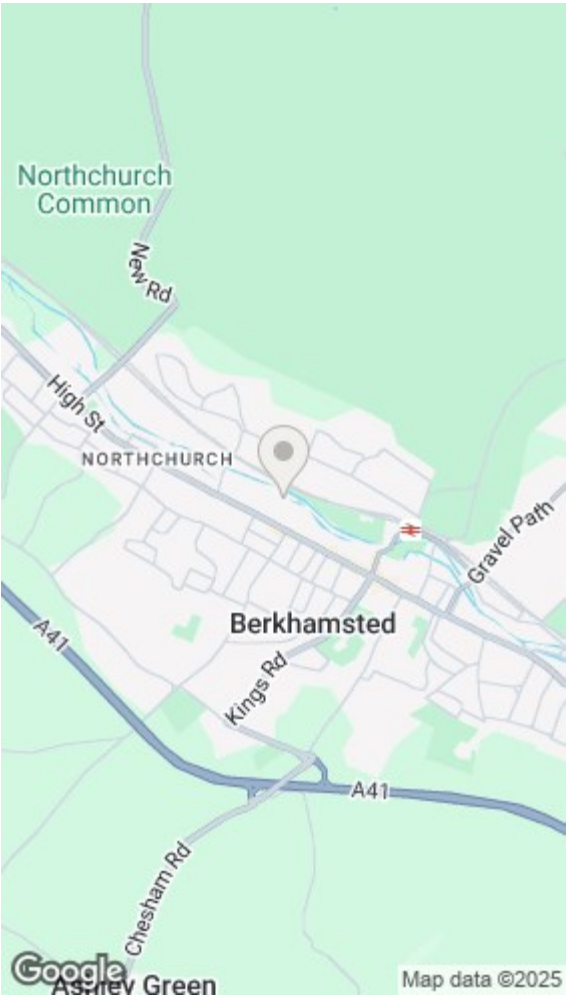
A superbly positioned canal-side home only moments walk from the town centre and train station of Berkhamsted. Sold with vacant possession, the property has a wonderful 'L' shaped and refitted kitchen/dining/family room, a dedicated living room, three double bedrooms and two bathrooms. Viewing is essential to appreciate its setting!



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Total area: approx. 115.0 sq. metres (1237.9 sq. feet)



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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Benefits from a town centre location yet a traffic free, peaceful cul-de-sac with canal-side views directly to the rear.



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Ground Floor
The entrance hall of the ground floor has stairs rising to the first floor landing space and a door opening to a ground floor cloakroom fitted with a white two piece suite comprising low level wc and wash basin. A second ground floor door opens to a splendid family space with areas for sofas and a coffee table, dining room table and chairs and the re-fitted kitchen. From here there is a window overlooking the garden and canal beyond, as well as French doors opening to the garden space.

First Floor
The first floor landing has stairs rising to the second floor and door opening to a magnificent dedicated reception room which has a window to the rear and French doors opening to your own private balcony making the ideal spot for a gin and tonic in the summer evenings, while you enjoy casually observing the peaceful flow of canal life! Additionally on the first floor is the first of the three bedrooms which has an ensuite bathroom.

Second Floor
Rising to the second floor landing a door opens to an exceptionally sized main bedroom, which also has an ensuite shower room. The main bedroom has two windows, providing excellent elevated views over the canal to the rear. The second bedroom is positioned overlooking the front of the property, soaking in lots of natural light.

Outside
The front driveway provides off road parking for two cars and is laid to both hardstanding and shingle with a path leading to the front door. The garage has been part converted to form additional living space to the kitchen area but still retains a good size storage or workspace to the front. The rear garden is laid to lawn with a flagstone patio area directly to the rear of the house and enclosed by low level fencing with a gate giving you direct access to the canal tow path, which is only minutes walk into the town centre and train station.

Location
Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

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 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 should your offer be accepted. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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