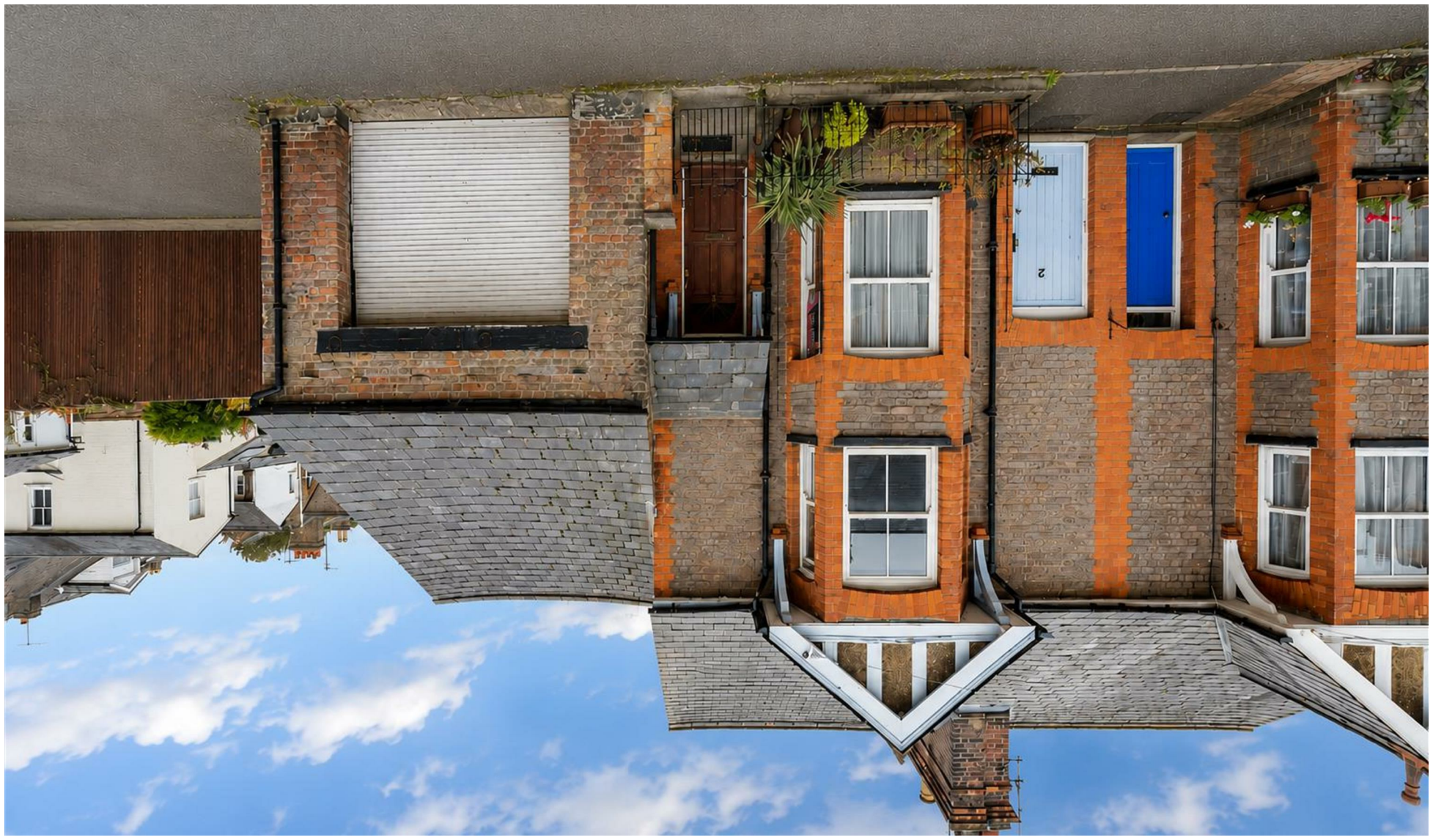
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Berkhamsted

PRICE GUIDE £850,000



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Berkhamsted

PRICE GUIDE

£850,000

With SOLE SELLING RIGHTS we offer a rare chance to purchase a period home in a no through road in the very heart of Berkhamsted town with the advantage of a large garage to the side and backing directly on to a meadow. Offers excellent scope for extension and improvement STNP with a large Southerly garden. Early enquiries essential.



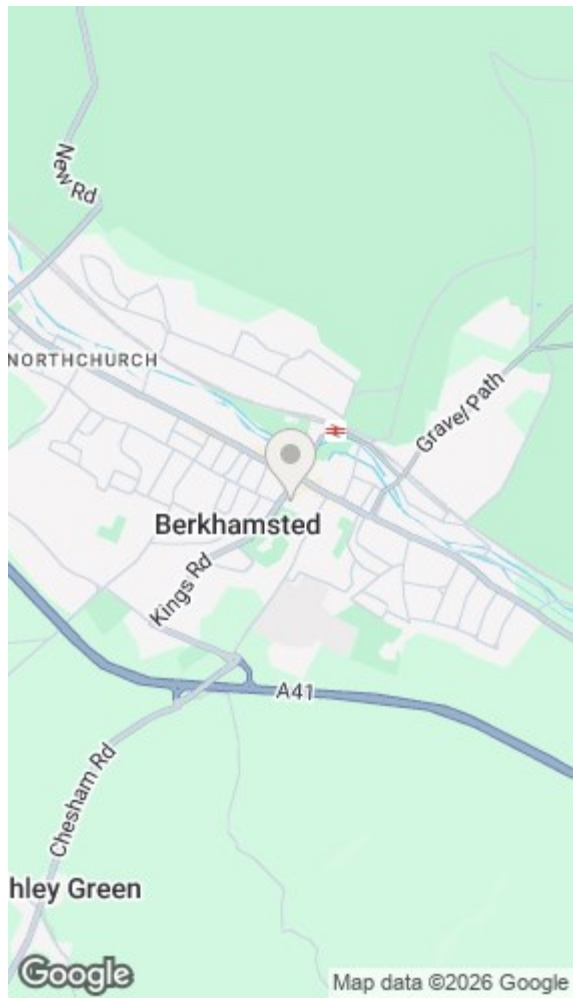


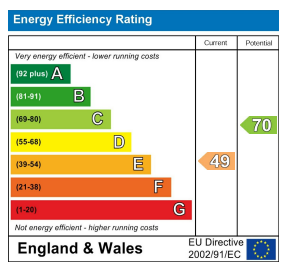


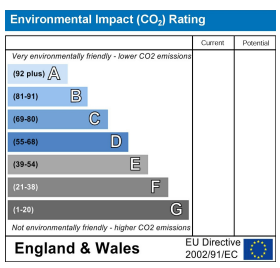
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Total area: approx. 159.0 sq. metres (1711.1 sq. feet)







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Offering a superb town centre location, 100ft Southerly facing garden and excellent scope to extend STNP.





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Ground Floor
At the front of the property is a traditional 'front room' which has an imposing bay window and a chimney breast, where in years gone by had an open grate fireplace, which could easily be reinstalled or even the addition of a wood burning stove. From here a door opens to a dedicated dining room where there is a window to the front stairs rising to the first floor and stairs descending to the basement room. There is a working open grate fireplace in the dining room with decorative period surround and hearth. From here you lead directly to the kitchen, which is fitted with a comprehensive range of pine effect base and eye level units, which incorporate several drawers, one and a half bowl sink with drainer and integrated oven. The kitchen is further complimented by a dedicated utility room which has a door opening to the rear garden and a door opening to a useful ground floor shower room.

Lower Ground Floor
Stairs from the dining room lead down to the lower ground floor basement room which could be converted into a home office or even family room benefitting from a bay window to the front.

First Floor
The landing at first floor level has a second set of stairs ascending to the second floor and doors opening to all first floor accommodation. The principal bedroom is positioned at the front of the property and has a bay window mirroring the living room at ground floor level. The second bedroom overlooks the rear garden and meadow beyond. Moving down the landing to the very rear of the property there is a first floor bathroom which is fitted with a three piece suite with a window to the side.

Second Floor
The whole of the second floor is where the third bedroom is positioned with ample storage into the eaves. While there is a dormer window to the rear giving excellent views over the meadow land to the rear, this room could be transformed into a brilliant principal bedroom suite with ensuite bathroom (STNP).

Outside
To side of the property is a large garage giving ample space to park a car and still have workshop/storage space remaining. The garden could potentially be converted with the addition of a room over and used as an annex, integrated into the main house or as an air bnb to generate decent and regular income. The rear garden is southerly facing in aspect with a large flagstone patio area with a timber framed cabin towards the rear boundary where a gate opens directly into the meadow making a real extension of your garden and making the property ideal for dog lovers or those who children enjoy the adventures of the outside!

The 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 note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. 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, 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 and you understand this is non refundable in any event.







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