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Temptation comes in many forms...



Berkhamsted

OFFERS IN EXCESS OF

£480,000

Boasting a corner plot position with gardens to the rear and the side, also benefitting from a high specification garden cabin ideal for home workers. Located in an end cul-de-sac position and within striking distance of the High Street and Station, this property is offered for sale in immaculate decorative order, with allocated parking directly to the front. Planning permission for extension and loft conversion.

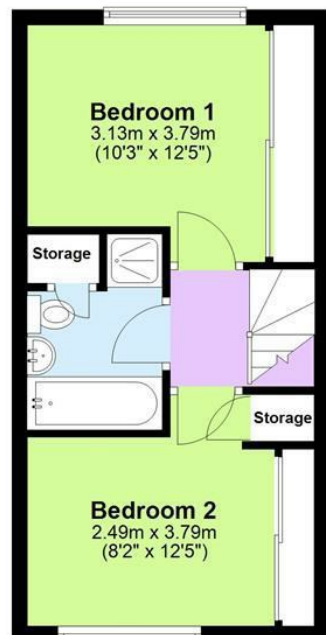


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Ground Floor
Approx. 40.1 sq. metres (431.5 sq. feet)



First Floor
Approx. 30.0 sq. metres (322.9 sq. feet)



Outside
Approx. 11.3 sq. metres (121.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.3 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		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(39-54) E		(29-38) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	
England & Wales		England & Wales	



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Two bedrooms, two reception rooms in addition to a useful kitchen/breakfast room.



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Ground Floor

The living room, located off the entrance porch, provides a comfortable space to relax and unwind. Natural light floods the room by means of the window overlooking the front, creating a warm and inviting atmosphere. It offers ample space for your furniture and personal touches, making it an ideal place to entertain guests or spend quality time with family. Adjacent to the living room is a modern kitchen/diner that has been thoughtfully designed, with both style and functionality in mind. The sleek countertops, contemporary cabinetry, and high-quality appliances make cooking and dining a joyous experience. Another feature of this property is the conservatory, a versatile space that can be used as a dining area, home office, or even a tranquil reading space. Surrounded by large windows, this sunlit room provides a seamless connection between the indoors and the beautifully landscaped garden with panoramic views over three aspects.

First Floor

The home boasts two double bedrooms, offering comfortable and spacious retreats. The principal bedroom is generously proportioned and features large windows that fill the room with natural light and fitted wardrobes with sliding doors. The second bedroom is also a good size, perfect for guests. Completing the accommodation is a stylish family bathroom, fitted with modern fixtures and finishes. It provides a serene space for relaxation, featuring a panelled bath, a separate shower cubicle, a vanity unit with recessed wash basin, and tasteful tiling to all water sensitive areas.

Outside

The garden is a true highlight, ideal for entertaining and enjoying outdoor activities, with its laid lawn, vibrant flower beds and a variety of plants, it offers a tranquil and picturesque setting. Additionally, the property includes a high-quality garden office, providing a separate space to work from home, pursue hobbies, or simply unwind in a peaceful environment.

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 cafés, 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.
- 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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