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# Berkhamsted

OFFERS IN EXCESS OF £695,000



# Temptation comes in many forms...

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# Berkhamsted

OFFERS IN EXCESS OF

£695,000

A chance to purchase a three bedroom end of terrace home offering excellent scope to extend to the rear and into the attic space STNP. The property currently offers two reception rooms, three bedroom and the advantage of a first floor bathroom with a private rear garden.



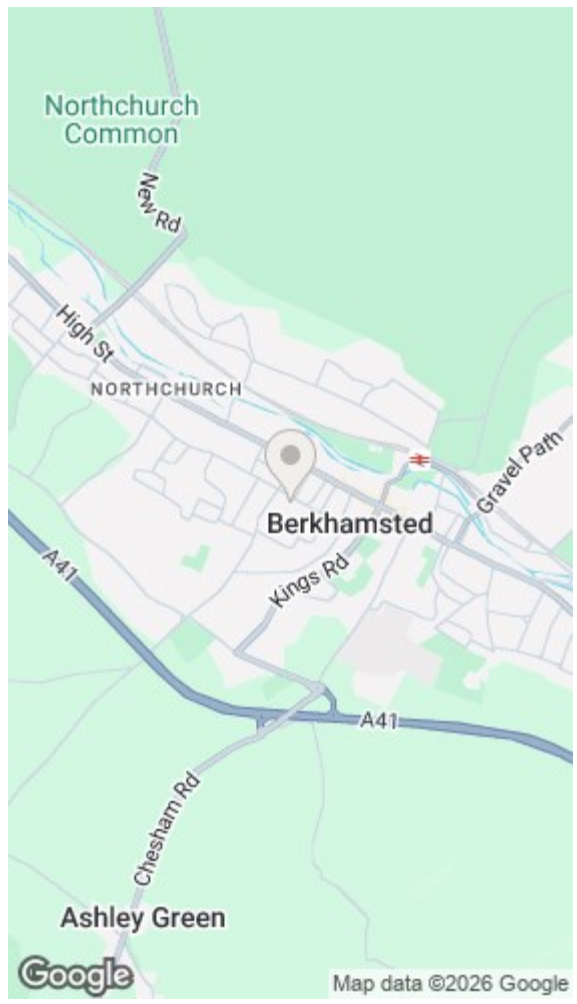


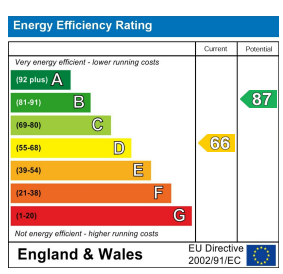


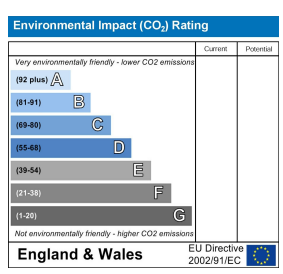
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Total area: approx. 76.6 sq. metres (824.1 sq. feet)



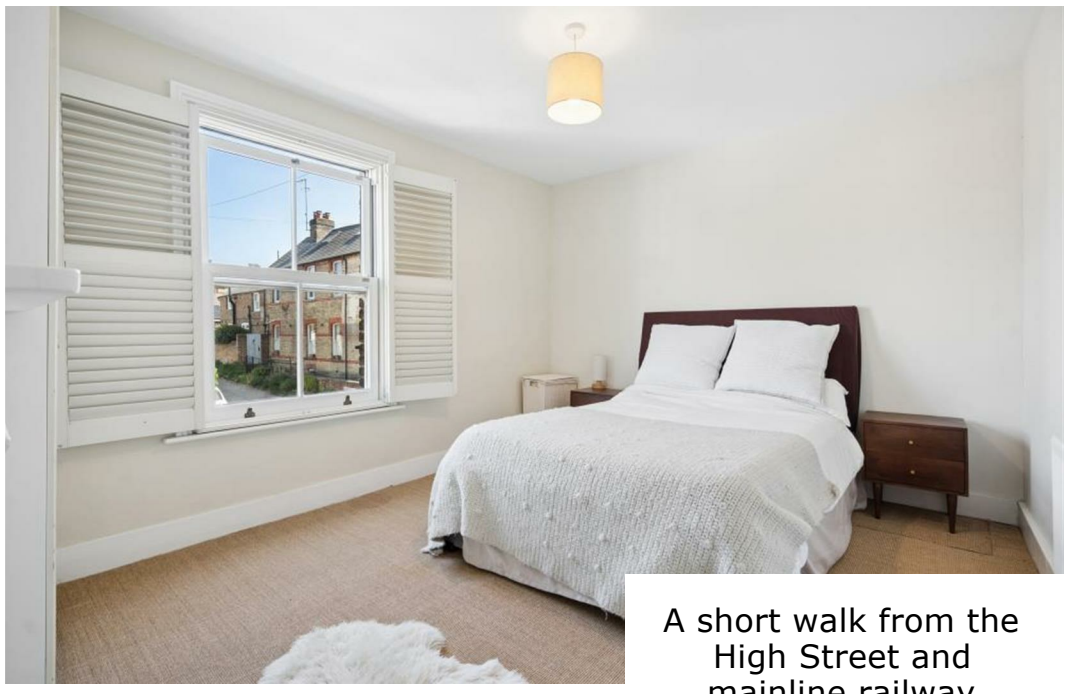



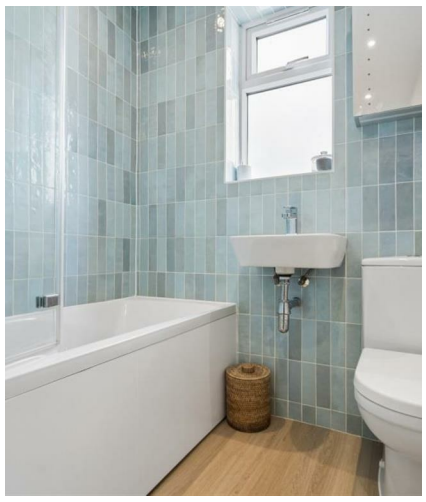

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A short walk from the High Street and mainline railway station.





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The Property
Stylish and charming, this three bedroom townhouse has a good size garden and is ideally located a short walk from the high street and station, in the town's sought after Conservation area.
Well presented throughout, with a mixture of floorboards and Sisal carpeting, the accommodation offers the traditional layout of two reception rooms and a modern fitted kitchen to the rear. Upstairs, there are two double bedrooms, a generous single room, plus a bathroom with the added advantage of underfloor heating.
Delightful period features abound, with fireplaces, alcoves and a bay window to the front. The surprisingly good sized garden has a most useful side access, and the property has excellent potential to extend, subject to obtaining the necessary planning permission.

The Outside
To the front of the property is side access which leads to a pedestrian gate giving access to the rear westerly facing garden to relax and enjoy drinks long into the summer evenings. Directly to the back of the house is a good flagstone patio with hardstanding in place for an outbuilding. The main part of the garden is laid to lawn with fencing to all boundaries and a second seating area laid to slate shingle to the rear boundary where a time framed garden shed is positioned in one corner.

The Location - historic Berkhamsted
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Commuter Links
Today, the town 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 & 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
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.
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