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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £530,000

Berkhamsted

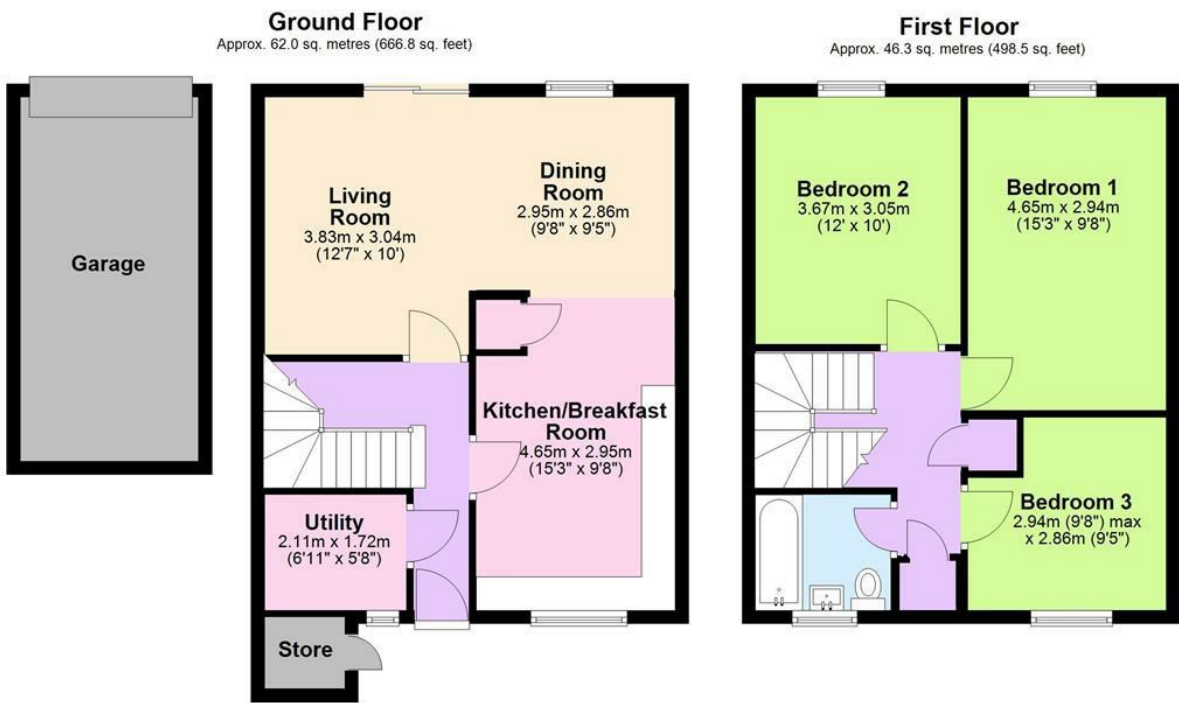
PRICE GUIDE

£530,000

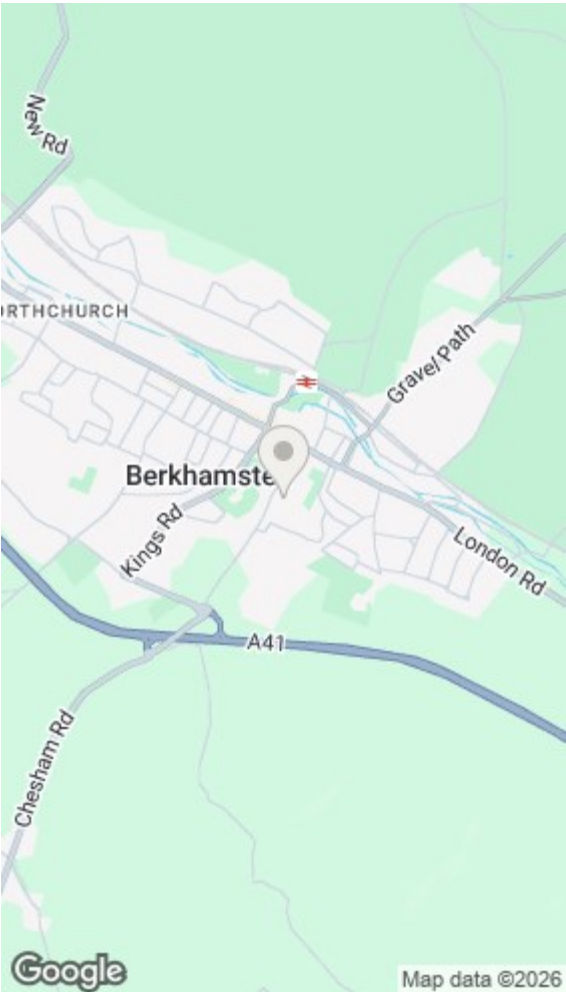
Located in a peaceful position fronting a lovely green space but also boasting a garage and driveway to the rear. A wonderfully presented family home which is offered for sale with a complete onward chain and offering a good size kitchen with separate utility, living room with dining area, 3 bedrooms and bathroom.



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Total area: approx. 108.3 sq. metres (1165.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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			
76		80	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A rare chance to purchase a property just outside of the town centre and within walking distance to the station.



Ground Floor

The front door opens to a spacious entrance hall where stairs rise to the first floor with storage space underneath. A door opens to a useful utility room which has a window to the front. To the right hand side is a door opening to the kitchen which is large enough to accommodate a breakfast style table and chairs and is fitted with a range of base and eye level units with several drawers and a window to the front. From here the natural flow of the property takes you to the dedicated dining area which has a window to the side and leads directly to the living room which has sliding patio doors to the rear garden and a door back to the entrance hall.

First Floor

The landing space has doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite and a window to the front. Two of the bedrooms overlook the rear garden while the third bedroom overlooks the front and has stunning views over the valley of Berkhamsted.

Outside

There is a good size green space with several mature specimen trees directly to the front of the property. A path leads to the front door and there is a storage cupboard at the front. The rear garden is a low maintenance space to enjoy with family and friends. Mainly laid to flagstones there is an area laid to artificial grass. Fully enclosed by a range of fencing there is a gate opening to stairs which rise to the driveway at the rear and single garage with metal up and over door.

The Location

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the towns 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.

Transport 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.

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Educatoion In The Area

A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive a independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many Outstanding primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. Swing Gate Lane Primary and Thomas Coram middle are on your doorstep! The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11-16) and co-educational teaching for boys and girls aged 3-18.

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 should an offer be successful. 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, completed AML checks and proof of funds.



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