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Berkhamstead

PRICE GUIDE £375,000



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Berkhamsted

PRICE GUIDE

£375,000

Located just minutes walk from the very centre of Berkhamsted High Street and within easy distance to the train station for commuters. A charming two bedroom character cottage boasting two reception rooms, a first floor bathroom and a fully enclosed Southerly facing courtyard garden to the rear. Early enquiries highly recommended.

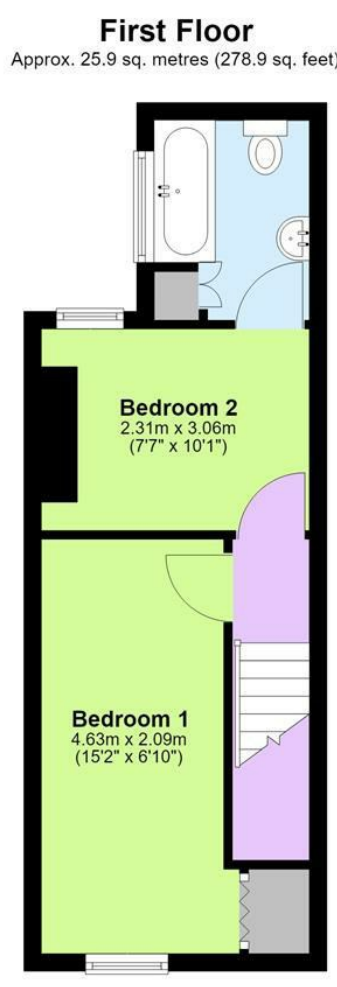




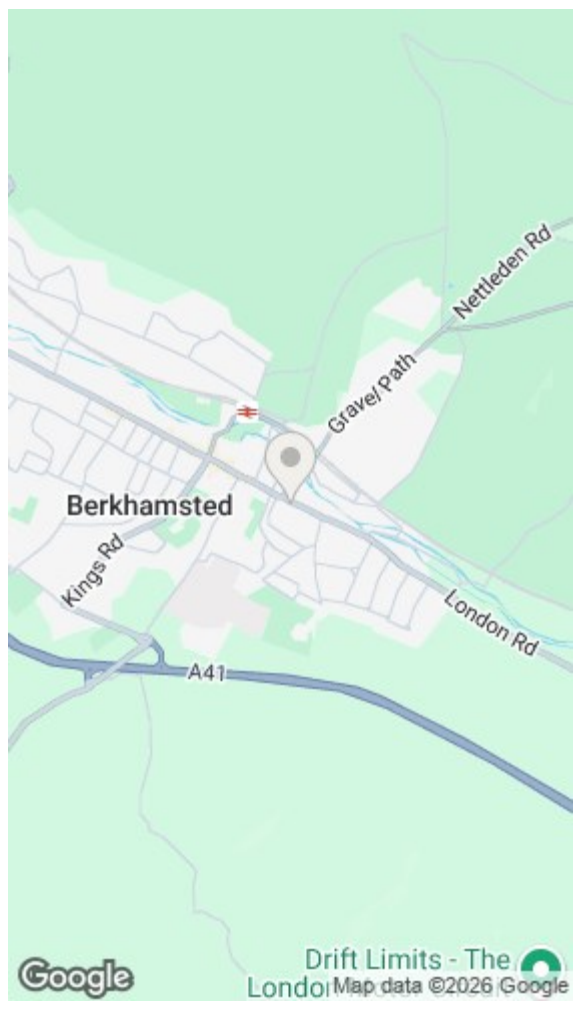


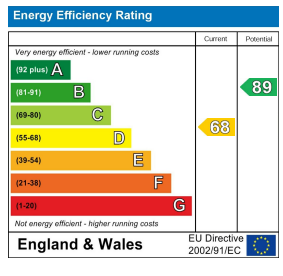
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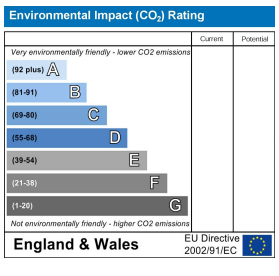




Total area: approx. 55.5 sq. metres (597.5 sq. feet)







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A chance to purchase a realistically priced two bedroom cottage in the heart of Berkhamsted.





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Ground Floor
The front door opens to the first reception room which has a feature triangular window to the front aspect with Oak effect flooring. There is a low level cupboard concealing the fuse box and meters and stairs rising to the first floor. Moving through to the second reception room which is carpeted with a window to the rear and door to the kitchen. There is a feature fireplace with cabinet fitted to one side. The kitchen has been fitted with a range of base and eye level units with roll top wood effect worktop over and several drawers under. There is an integrated stainless steel front electric oven with hob and extractor over. There is space and plumbing for an under counter washing machine and fridge/freezer. The kitchen also has a window to the side and door opening to the private courtyard garden.

First Floor
Stairs rise to the first floor landing area where doors open to both bedrooms and to the main bathroom which is fitted with a white three piece suite to include a panelled bath, wash basin and low level wc with frosted window to the side. One bedroom overlooks the front and has a range of fitted wardrobes with ample hanging and storage space while the second overlooks the rear.

Outside
Although there is no allocated parking to the property there is unofficial off street parking to the front of a first come first served basis. The rear courtyard garden is fully enclosed with a brick wall and fencing and mainly laid to flagstones. A gate gives side access with a right of access to cross the neighbours garden to the left hand side.

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 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.

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.

Education & Leisure
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. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

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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.
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