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Is there a price that would tempt you to sell or let your property?  
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and let's see if we can tempt you!

# Temptation comes in many forms...



Berkhamsted

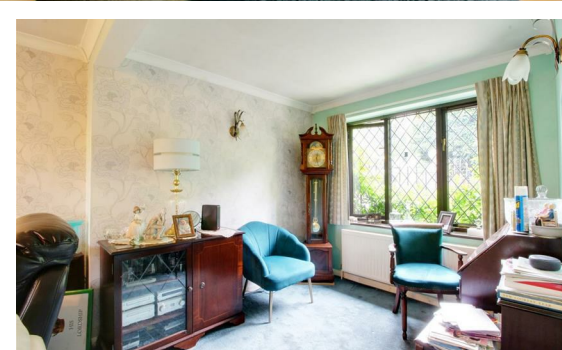
PRICE GUIDE £570,000

# Berkhamsted

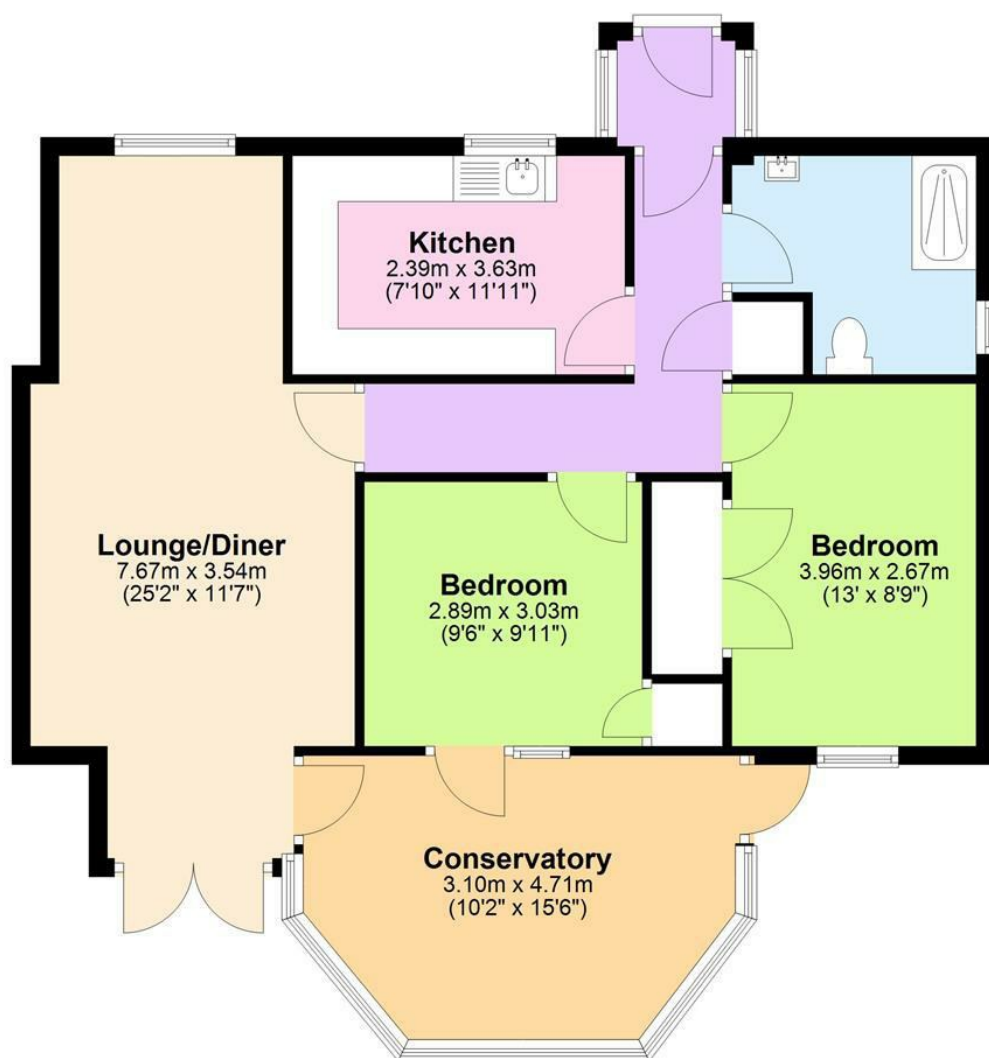
## PRICE GUIDE

£570,000

\*\*\*PURCHASE WITH STERLING & RECEIVE £500 CASHBACK ON COMPLETION\*\*\*A rare chance to purchase a detached bungalow with a gated entrance, good size driveway and lovely private rear garden close to shops and all amenities on a corner plot. Scope to extend STNP and offered for sale with no upper chain.



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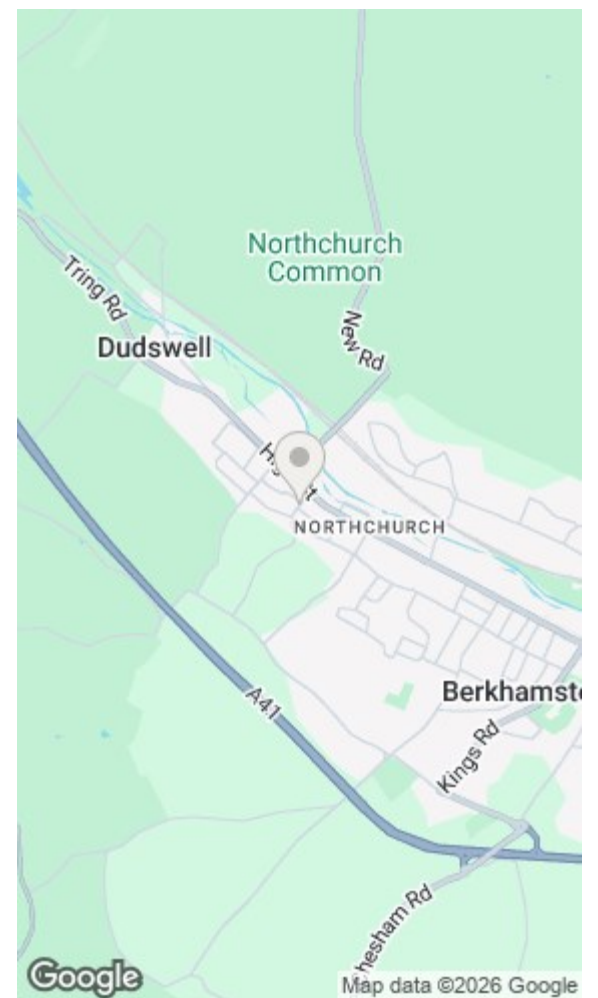


### Ground Floor

Approx. 83.5 sq. metres (898.5 sq. feet)

Total area: approx. 83.5 sq. metres (898.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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A rare chance to purchase a detached bungalow on a corner plot.



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#### The Bungalow

The entrance porch has windows to both side aspects and opens directly into the entrance hall. From the entrance hall there are doors opening to all bedrooms and to the main bathroom which is fitted with a white three piece suite to include a bath, sink unit and low level wc. Both bedrooms are of double proportions with one overlooking the rear aspect and the other the side. The kitchen has been fitted with a range of base and eye level units with work tops over. There is an eye level integrated double oven with space and plumbing for an automatic washing machine and upright fridge/freezer. The living/dining room is dual aspect with a window to the front and French doors opening to the rear garden.

#### Outside

Gated entrance leads to the hardstanding driveway which provides parking for a number of cars. The wrap around gardens are fully enclosed by a range of fencing and mature high level hedging giving an excellent degree of privacy. Mainly laid to lawn the garden also has a patio area directly to the rear of the bungalow.

#### The Location

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

#### Transport Links

Nearby Berkhamsted 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 Pursuits & 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 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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