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

# Temptation comes in many forms...

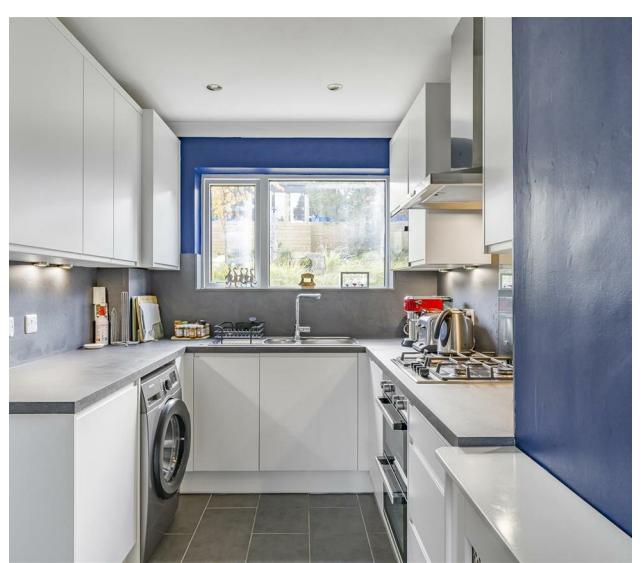


# Berkhamsted

OFFERS IN EXCESS OF

£485,000

A rare chance to purchase a semi detached family home just outside the town centre, which offers excellent scope to extend (STNP) both to the rear and into the attic. Presented in decorative order with a southerly facing garden, in excess of 100ft and a 22ft garden cabin! Early enquiries are essential!



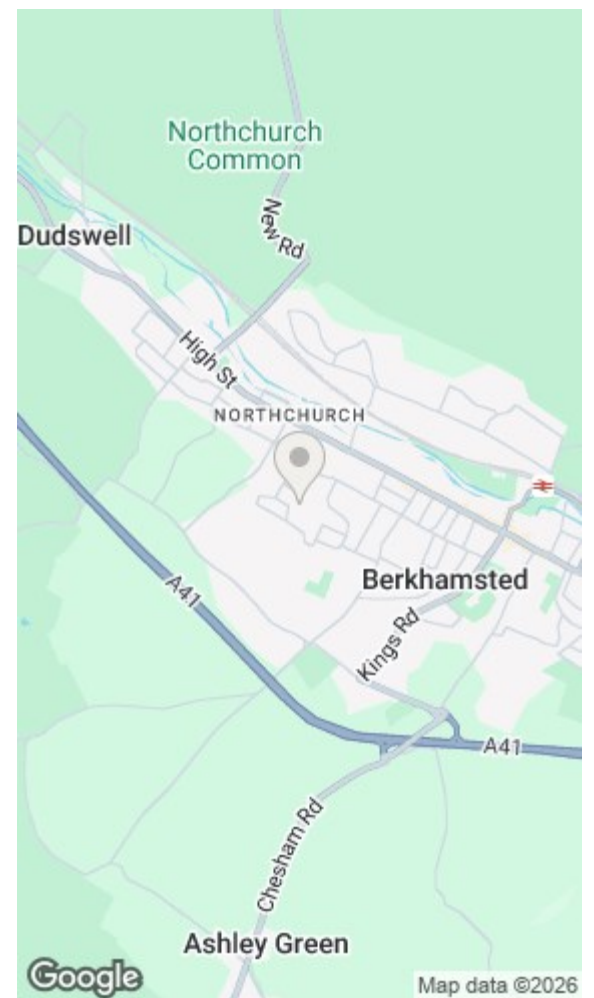
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## Verney Close, Berkhamsted, HP4

Approximate Area = 676 sq ft / 62.8 sq m  
 Outbuildings = 409 sq ft / 37.9 sq m  
 Total = 1085 sq ft / 100.7 sq m  
 For identification only - Not to scale

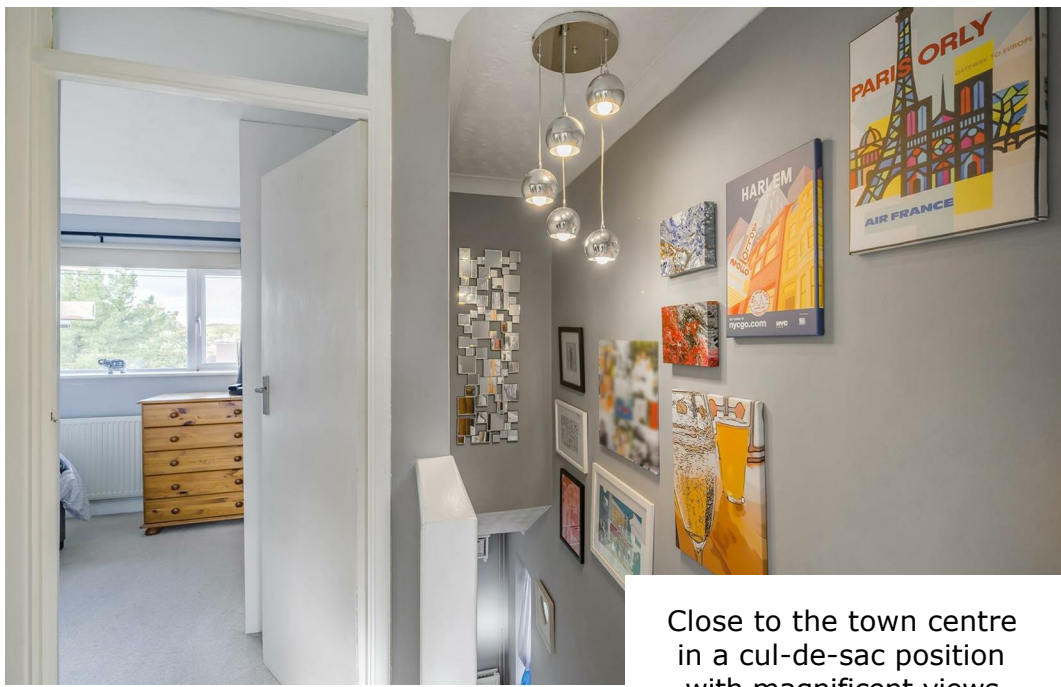


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1203464



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		(82 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	
61	82		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Close to the town centre in a cul-de-sac position with magnificent views over the valley of Berkhamsted to the front.



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#### The Property

An entrance hallway has stairs rising to the first floor and doors opening to the ground floor accommodation. Straight ahead of you is a lovely refitted kitchen which has a range of base and eye level units with several drawers and work tops over. A door to the side opens to the rear garden while there is a window overlooking the rear. The principal reception room is dual aspect with a sliding patio door opening to the rear and a window to the front. The reception room also has an open grate fireplace for those cosy winter nights in! At the first floor level the landing has a hatch to the attic space which provides excellent scope to convert and there are doors opening to both double bedrooms and to the refitted bathroom. Externally there is a garden area to the front with pathway leading to the front door. The rear garden is an undoubted feature. Measuring in excess of 100 ft in length and boasting a Southerly aspect the garden has been landscaped to provide a well stocked array of planting and tiered to four levels to include an area midway for entertaining space and a lawned area. Steps lead down the side to the rear boundary where there is a magnificent timber framed garden cabin. Measuring in excess of 22ft in length this could be used for a multitude of purposes!

#### 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.

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. Milton Keynes and London are both easily accessible too.

#### 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.

#### 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, completed AML checks and proof of funds.



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