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Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £550,000

Berkhamsted

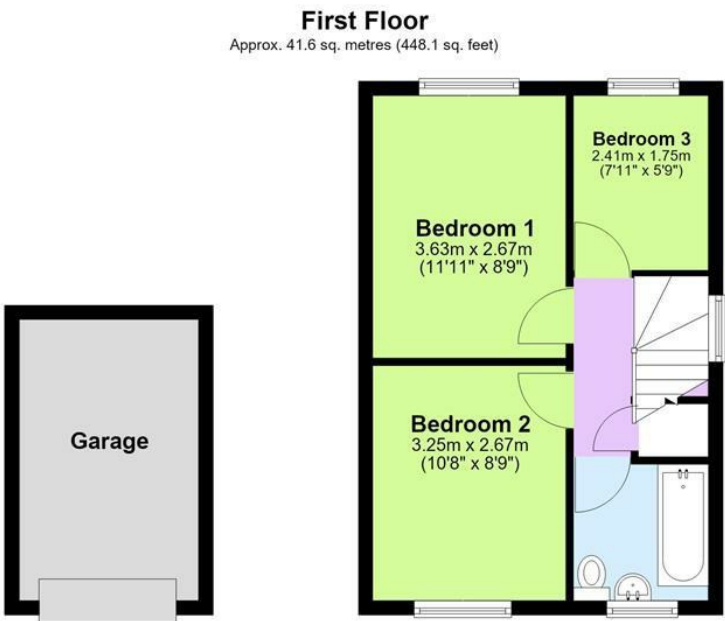
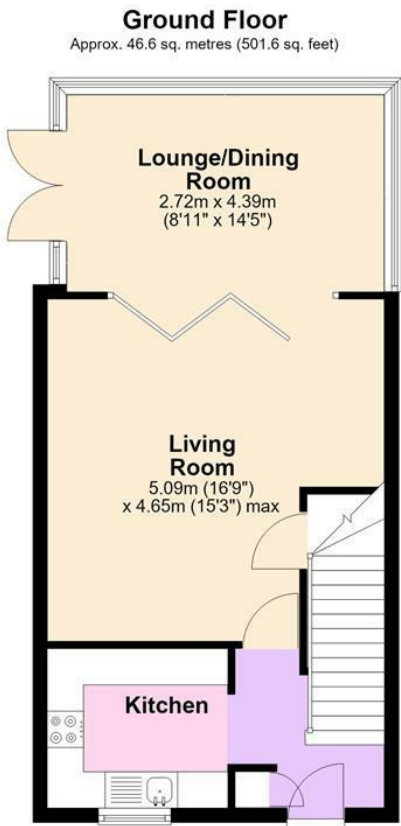
OFFERS IN EXCESS OF

£550,000

Located in a peaceful cul-de-sac with the advantage of a driveway and garage to the side. A three bedroom family home which is offered for sale in tidy decorative order to include three bedrooms, family bathroom and living room opening to a large conservatory. Viewing highly recommended.



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Total area: approx. 88.2 sq. metres (949.7 sq. feet)



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





A mature three bedroom home in a peaceful cul-de-sac setting with garage and driveway.



Ground Floor
As you step inside, you are welcomed by a bright and spacious living room, perfect for both relaxation and entertaining. The modern kitchen is well-equipped with ample storage and worktop space and views to the front. A charming conservatory at the rear of the house provides an additional living space, ideal for enjoying views of the Garden throughout the year.

First Floor
Upstairs, the property boasts Three well-proportioned Bedrooms, with the main bedroom offering generous space and natural light. The second bedroom is also a good size, while the third room can serve as a home office, nursery, or guest room. A contemporary family bathroom completes the first floor.

The Outside
Outside, the private Garden provides a lovely outdoor retreat, perfect for enjoying warm summer days. The property also benefits from a Garage and Driveway, ensuring Off-Road Parking and additional storage.

The Location
Now, imagine living just a short walk from Bridgewater Primary School and within the catchment area for Ashlyns School. Picture yourself enjoying the local amenities of Berkhamsted, including charming boutiques, vibrant cafes, and restaurants. Berkhamsted is a town steeped in history, with its medieval castle ruins and the oldest shop in England. It's surrounded by stunning countryside, offering ample opportunities for nature walks and outdoor activities. The Grand Union Canal runs through the town, providing a picturesque backdrop for leisurely strolls.

With convenient transport links, including a train station with regular services to London Euston, commuting is a breeze. This property presents a fantastic opportunity to own a stylish and comfortable home in the heart of Berkhamsted. With its modern interiors, delightful garden, and desirable location, it's a true gem. Don't miss the chance to make this your dream home!

Agents Information For Buyers
Thank you for showing an interest in a

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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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