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Berkhamsted

OFFERS IN EXCESS OF £550,000



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Berkhamsted

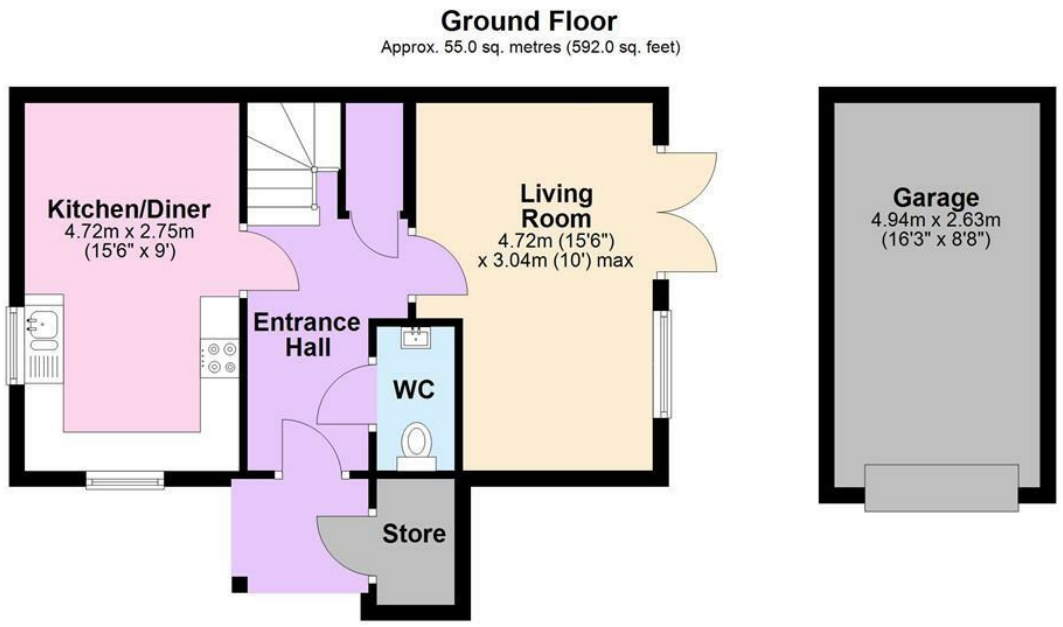
OFFERS IN EXCESS OF

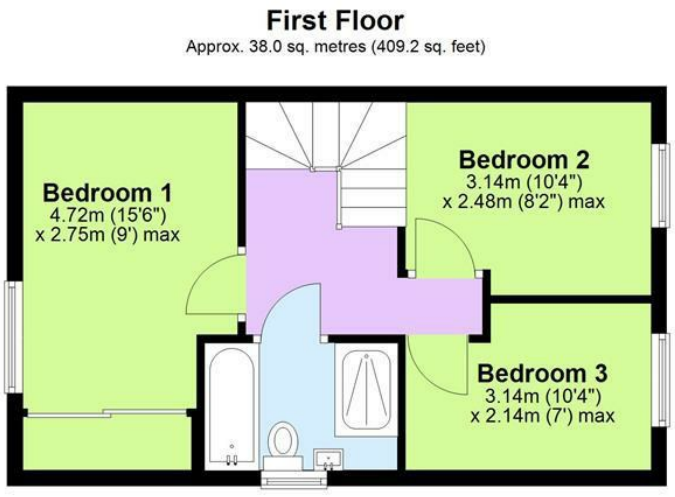
£550,000

Located just a stones throw from Bridgewater school and within walking distance to the station and High Street. A well located three bedroom home which has been refurbished to a lovely standard by the current owners to include an open plan kitchen/dining room and refitted bathroom. Garden and garage.



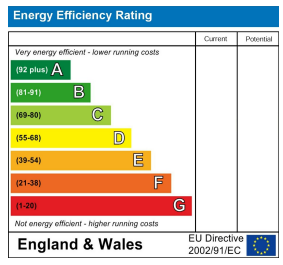
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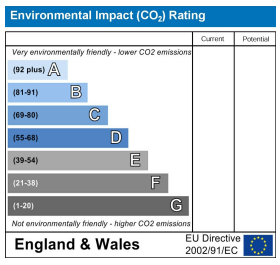




Total area: approx. 93.0 sq. metres (1001.3 sq. feet)



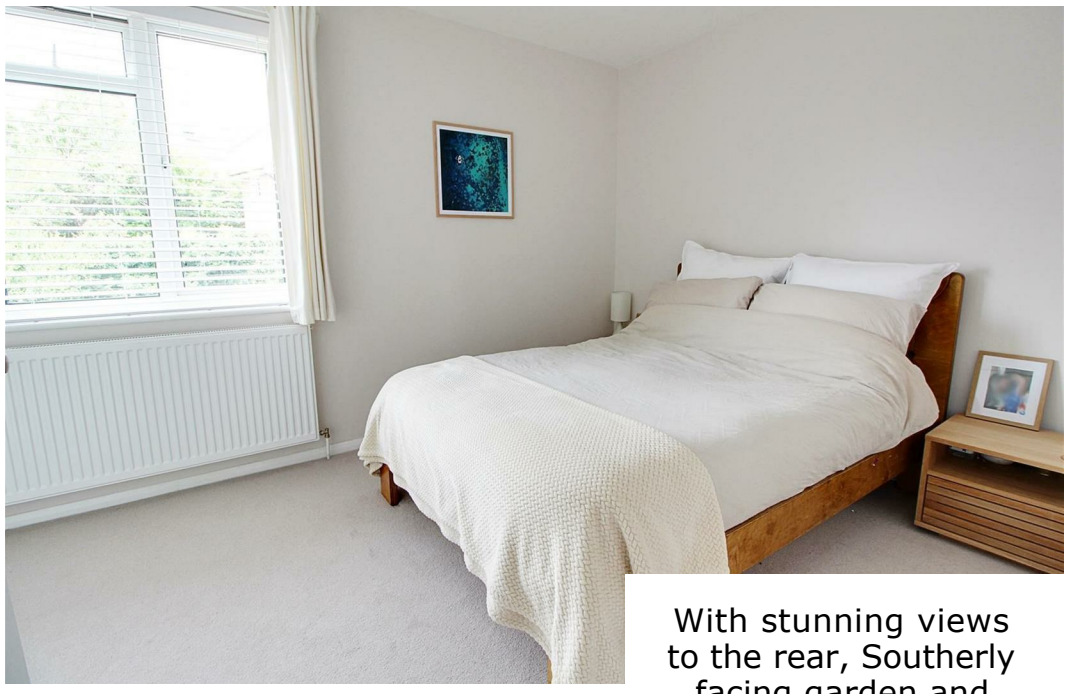




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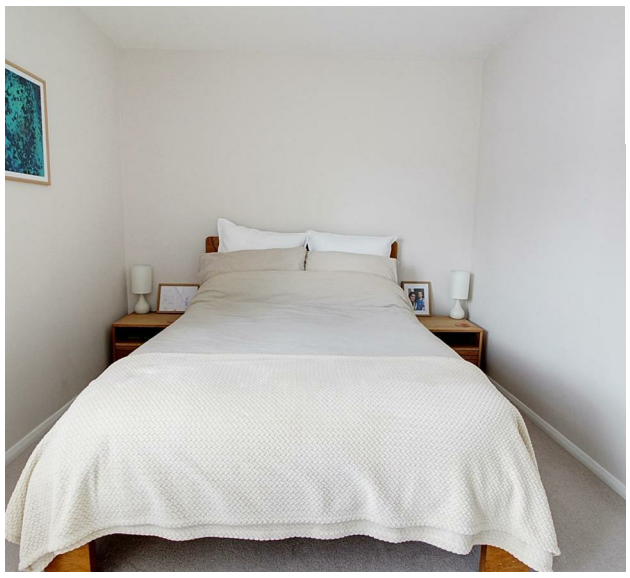

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With stunning views to the rear, Southerly facing garden and garage to the rear.





Ground Floor
As you walk from your pathway to the front door there is a useful external storage cupboard. The front door welcomes you into the entrance hall where stairs directly ahead of you rise to the first floor with a deep set cupboard under. A door opens to a ground floor cloakroom which is fitted with a white two piece suite. To the left hand side a door opens to a magnificent, refitted, kitchen/dining room which boasts a double aspect with a window to the front and a window to the side. The living room is positioned at the rear of the house and has French doors opening to the garden.

First Floor
The landing area of the first floor has doors opening to all three bedrooms. The main bedroom is positioned at the front of the property and has a fitted wardrobe with sliding doors, hanging and shelving. Bedrooms two and three are located at the rear of the property and provide wonderful views over the valley of Berkhamsted. The bathroom has been refitted to a luxurious standard and now include a walk in double width shower cubicle in addition to the bath.

Outside
Outside there is a lovely tiered Southerly facing garden with a large patio area, whilst there are further gardens to the front which could be converted to a private driveway if this is desired (STNP). There is also a garage in a block nearby.

The Location
Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community. The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Wining & Dining
A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

Sporting Interests
Sporting and leisure activities are well catered for in the Berkhamsted area with the sports centre circa 0.7 miles from the property which provides swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside.

Transport Links
Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

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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