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Berkhamsted

OFFERS IN EXCESS OF £600,000



Temptation comes in many forms...

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Berkhamsted

OFFERS IN EXCESS OF

£600,000

Located in central Berkhamsted, within easy striking distance of the high street and train station. A mature and extended semi detached family home with good size Southerly facing garden, large reception room, 'eat-in' kitchen/dining room, two bathrooms and ground floor cloakroom. Sold with no upper chain - early enquiries are highly recommended.

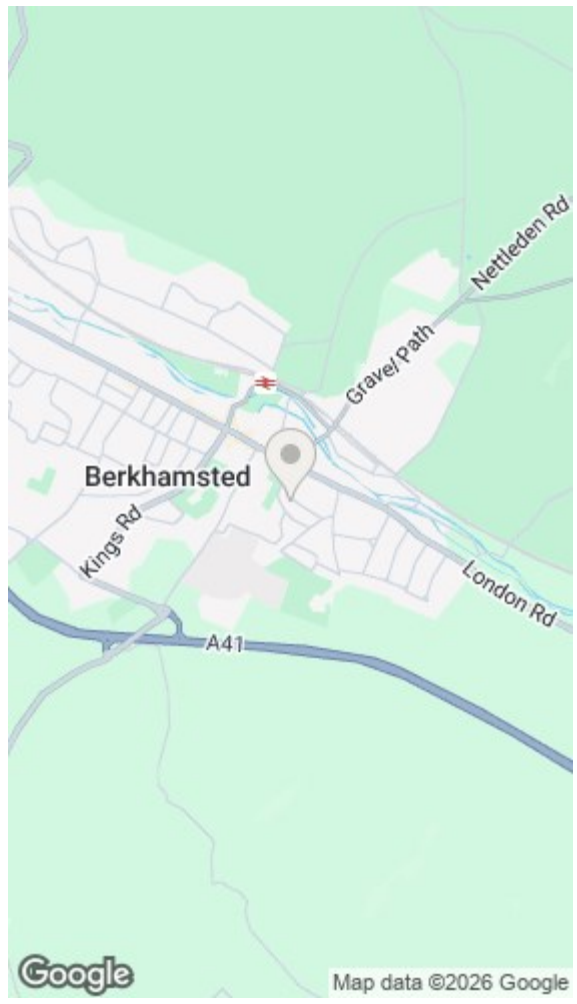


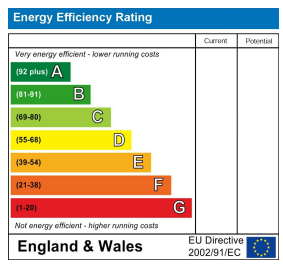


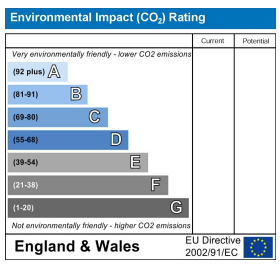


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Total area: approx. 101.7 sq. metres (1094.3 sq. feet)

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A mature family home in a popular residential location close to both Swing Gate primary school, Thomas Coram junior school and Ashlyns secondary school.





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Ground Floor
The property has two front doors, one opening to the main entrance hall where stairs rise to the first floor and a second opening to the useful side lobby making an ideal space to kick of your shoes, hang your coats or park a buggy! The side lobby also leads to the useful ground floor cloakroom and opens directly to the spacious 'eat-in' kitchen/dining room which has a useful utility space to one corner and window and door opening to the rear garden. The kitchen is comprehensively fitted with an ample range of base and eye level units with several drawers and work tops over. From here a door opens to the large reception room which has ample space for sofas and a full size dining room table and chairs.

First Floor
The landing of the first floor has doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite comprising panelled bath, wc and wash basin. The main bedroom is positioned at the front of the property with lovely elevated views from two windows and is fitted with a comprehensive range of wardrobes and drawers in addition to the over-stairs storage cupboard. The second bedroom overlooks the lovely rear garden and also boasts a recess to fit a wardrobe and an ensuite shower room. The third bedroom is also positioned at the rear of the property and has fitted wardrobes, drawers and shelving spanning the entire width of the room.

The Outside
There is a large block paved driveway to the front of the property providing parking for two cars and leads to both front doors. The Southerly facing rear garden is an undoubted feature of this property. Measuring approximately 100ft in length and with a good size flagstone patio directly to the rear of the house. Mainly laid to lawn there is a pathway leading to the rear boundary where a large timber framed garden outbuilding is positioned. To one side are large evergreen trees giving you an excellent degree of privacy while the other side boundary had mature beds and borders. The garden is fully enclosed by high quality fencing.

The Location
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

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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