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Bedmond

OFFERS IN EXCESS OF £300,000



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Bedmond

OFFERS IN EXCESS OF

£300,000

Located in the heart of the historic village of Bedmond and having been owned by the same family for over 100 years is this charming two bedroom character cottage. Offered to the market in need of modernisation the accommodation briefly comprises living room, kitchen, bathroom, two double bedrooms and a garden. An internal inspection is highly recommended to fully appreciate the charm and potential of this cottage.



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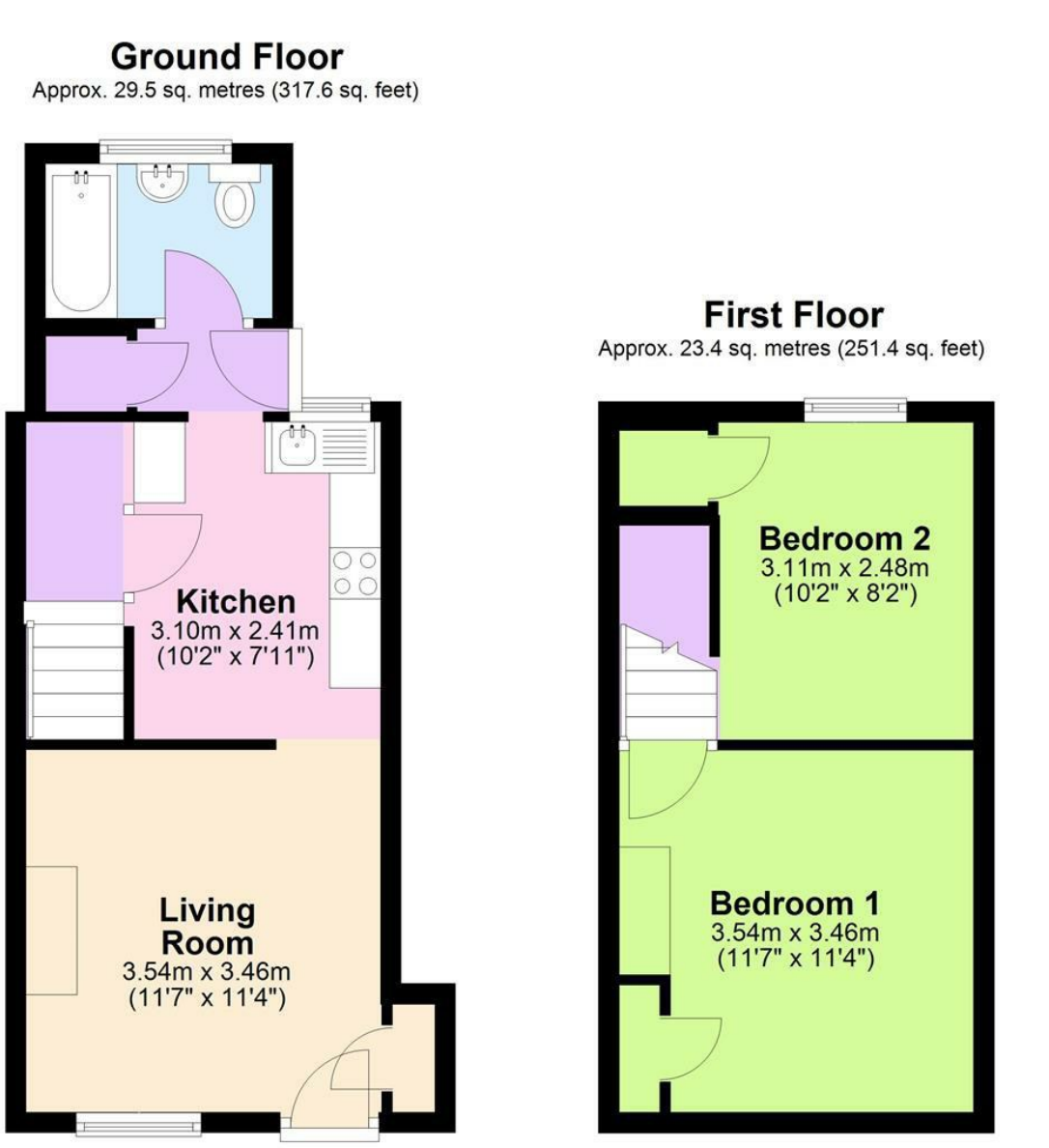
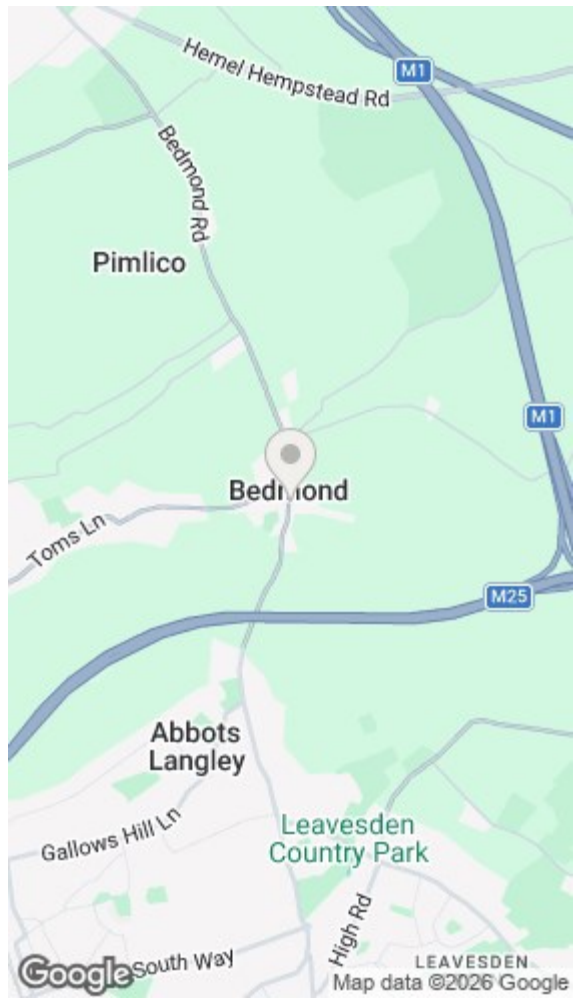
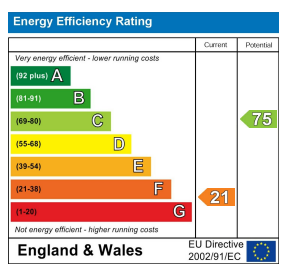
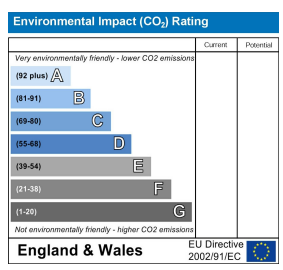


Total area: approx. 52.9 sq. metres (569.0 sq. feet)







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A charming character cottage in need of modernisation.



Ground Floor
On entering the property you find yourself in the living room which sets the tone for this property being full of character features such as exposed beams and a feature fireplace as well as multiple intriguing cupboards, nooks and crannies. An opening leads you to the well sized kitchen which could easily be reconfigured to create a dining space. A door leads to an internal hall from where stairs rise to the first floor. A further door leads to the rear hallway from where you can access the rear garden, a large storage cupboard and the bathroom which is fitted with a three piece suite comprising bath, wash-hand basin and WC.

First Floor
The first floor accommodation comprises two well proportioned double bedrooms, both with integrated storage.

Outside
The rear garden is enclosed to one side by a brick wall and to the others by fencing. Laid mostly to lawn there are a number of mature plants in situ. A large timber shed provides useful storage at the rear of the garden.

The Location
Bedmond & Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159). Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios. Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

Agent's 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 should an offer be successful. 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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