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Berkhamsted
OFFERS IN EXCESS OF £750,000

Berkhamsted

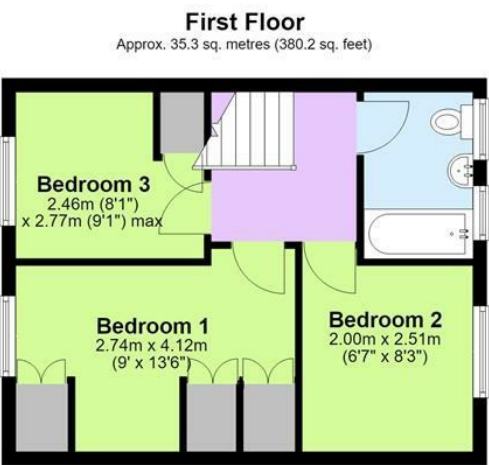
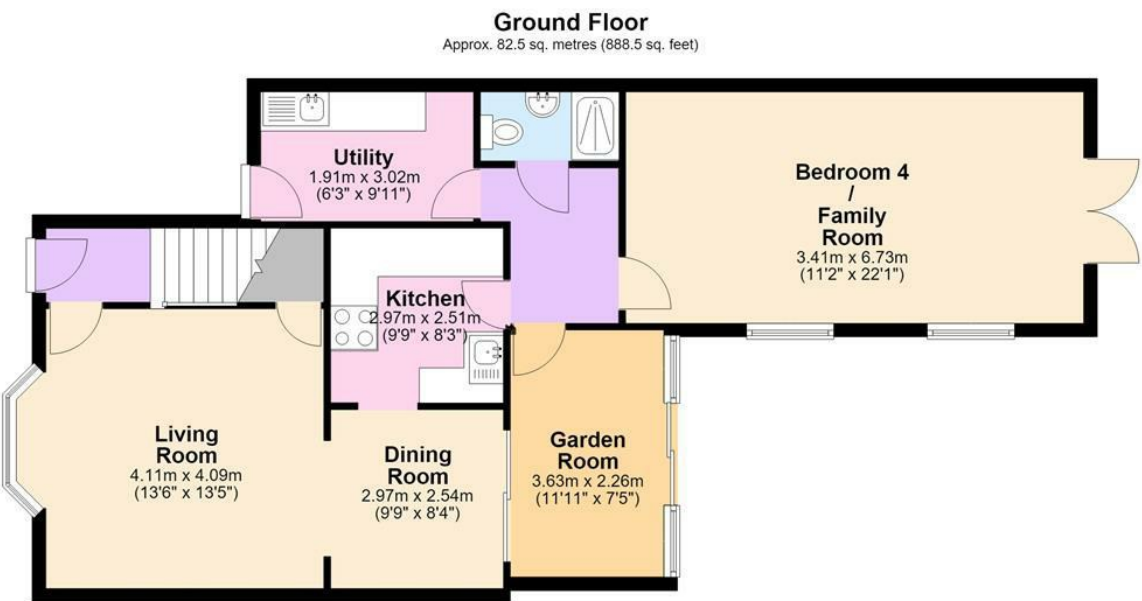
OFFERS IN EXCESS OF

£750,000

Located on a no through road in the heart of Berkhamsted town only moments walk from both the High Street and Station. A rarely available semi-detached home offering a flexible and versatile layout, complemented by driveway parking for up to three vehicles. Sold with a complete upper chain and Southerly facing garden.



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Total area: approx. 117.9 sq. metres (1268.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		





Located in a prime position just outside the main town centre and within easy striking distance of all amenities.



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Ground Floor
Upon entering the property through the front door you are greeted by the hall way with stairs leading to the first floor and a door providing access to the living room. The living room is large in size which provides plenty of space for several sofa's and a storage cupboard underneath the stairs. Heading through the lounge you make your way to the dining room which in-turn leads to the kitchen and conservatory. The kitchen benefits from plenty of storage cupboards, space for dishwasher, oven with gas hob and space for a free standing fridge/freezer. There is a good size utility room which provides space for coats, shoes, washer, dryer, sink, an extra fridge/freezer and has access out to the front of the property. There is a downstairs shower room with a walk in shower, basin and toilet. Finally on the ground floor there is a large family room at the rear of the property which currently has been set up with a snug and office space and was previously used as a fourth bedroom suite ideally placed next to the ground floor shower room.

First Floor
Heading up stairs there are three bedrooms and a family bathroom benefitting from a three piece suite to include a panelled bath with independent shower unit and screen over.. The spacious master bedroom benefits from built-in wardrobes and the second bedroom is a comfortable size double that has several free standing wardrobes and bedside draws.

Outside
Outside the property there is a gorgeous private rear garden that has been well maintained with beautiful herbaceous borders, storage shed, seating areas and a patio area for various potted plants. The main part of the garden is laid to lawn and fully enclosed by fencing while enjoying a Southerly facing aspect. To the front of the property there is a drive way which can fit multiple cars.

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.

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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