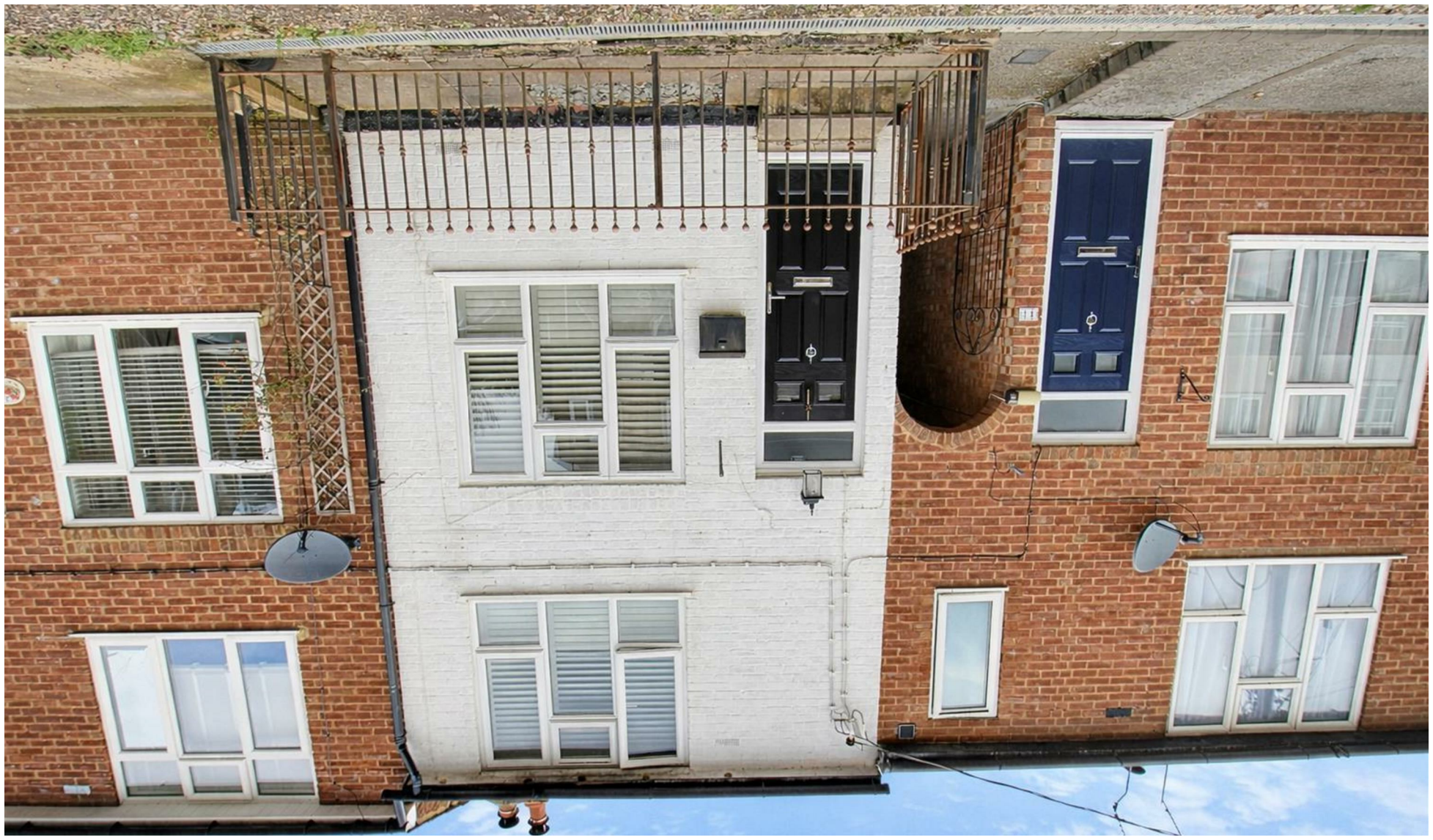
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Berkhamsted

OFFERS IN EXCESS OF £500,000



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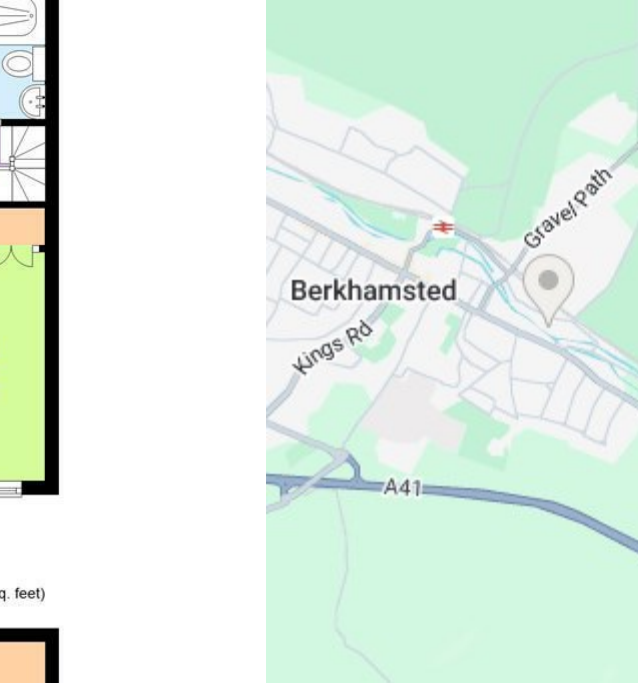
Berkhamsted

OFFERS IN EXCESS OF

£500,000

Measuring in excess of 1,000 sq ft in total and benefitting from both a wonderful garden cabin and a useful attic room. Located in a no through road position close to the town and amenities, this cottage also has the advantage of a first floor bathroom and kitchen with separate dining area. Early viewing essential.

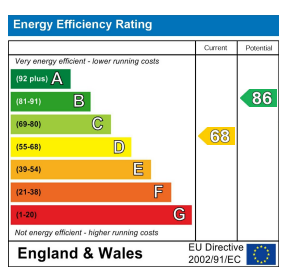


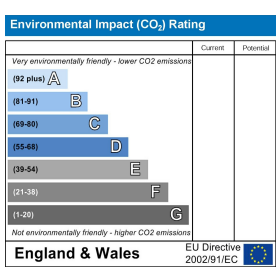


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Total area: approx. 97.9 sq. metres (1053.3 sq. feet)





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Boasting a Westerly facing rear garden and character features.





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Ground Floor
An ideally positioned property within easy striking distance of the railway station and ideally placed to make the most of the proximity to the High Street whilst benefitting from a peaceful no-through road location close to the canal, with unallocated parking directly to the front. As you enter the property you are struck by how well maintained the home is yet with a warm feeling of character. The living room has a cast iron wood burning stove and a window to the front. From here you walk through to the kitchen area which has been well fitted with a range of base and eye level units and opens directly to a dedicated dining area which has French doors opening directly to the rear garden.

First Floor
Rare for a character cottage there is a well appointed first floor bathroom which is neatly fitted with a white three piece suite to include a panelled bath with shower over bath, recessed WC with concealed cistern and wash basin with vanity unit under. There are two bedrooms at this level, the main bedroom of which overlooks the rear and has fitted wardrobes. Steps rise to the attic room.

Second Floor
Rising to the second floor there is a superb attic room which has a Velux window to the rear. There is storage into the eaves spaces to both the front and rear of the attic room.

Outside
A wrought iron fence also has a gate opening to a small front courtyard which is laid to flagstones with pathway to the front door and side access to the rear garden. The rear garden is mainly laid to artificial lawn with an Indian sandstone patio area towards the rear boundary where the garden cabin is situated. The garden cabin makes an ideal home office, gym, man cave or treatment room since it is fully insulated with power, light and sliding patio doors.

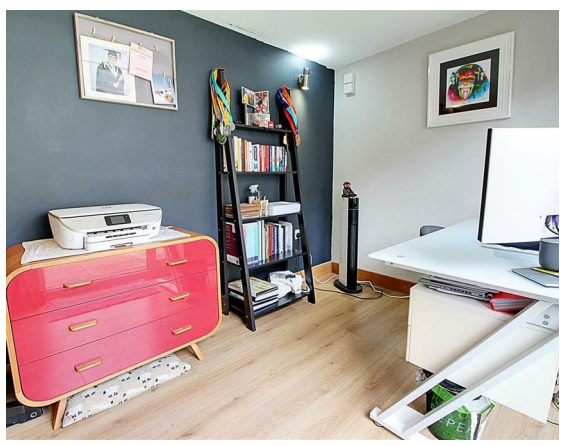
The Location
Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the south of the town, providing an excellent connection to Hemel Hempstead, Watford and London. Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including the INTU shopping centre and various department stores. Milton Keynes and London are both easily accessible via the M1.

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 which is chargeable once your offer has been accepted.







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