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Dagnall

GUIDE PRICE £550,000



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Dagnall

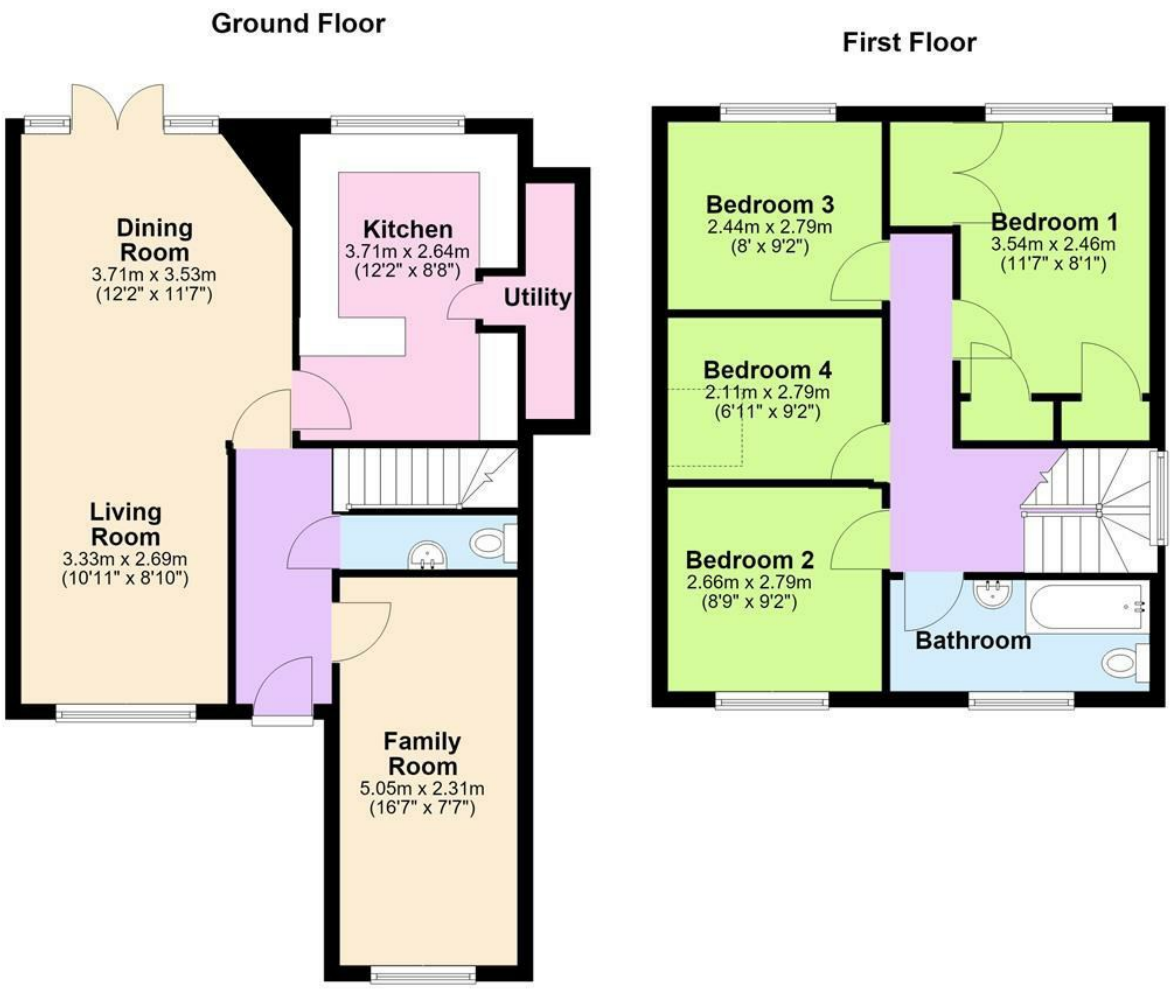
GUIDE PRICE

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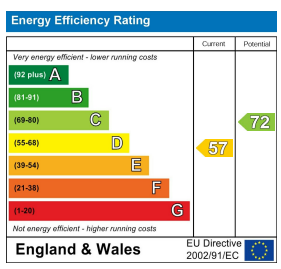
A mature semi detached family home in a semi rural setting yet only 10 minutes drive from Berkhamsted town. Offered for sale with vacant possession and no upper chain the property boasts three reception spaces, 4 bedrooms and a lovely Southerly rear garden and driveway parking to the front.

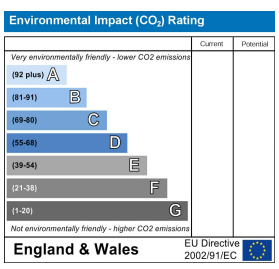


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Total area: approx. 102.8 sq. metres (1106.3 sq. feet)

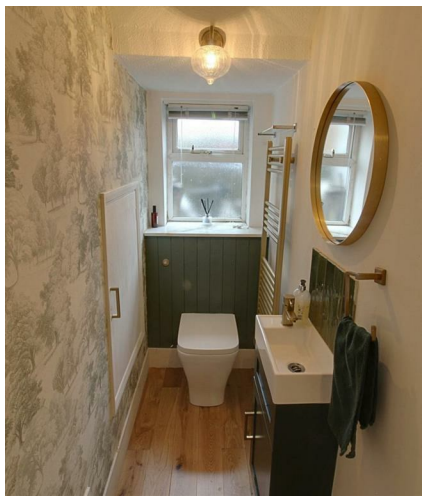
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Sold with no upper chain, vacant possession, driveway parking and Southerly rear garden.





The Ground Floor
The front door opens to the entrance hall where stairs rise to the first floor landing and doors open to the ground floor accommodation. To the right hand side a door opens to a good size family room which is dual aspect with a window to the front and Velux window to the vaulted ceiling. This room could be an ideal home office or bedroom five. The principal reception room is dual aspect with a window to the front where the living area is positioned and French doors opening to the rear where the dining area is located. There is an attractive log burner and a door opening directly into the kitchen which is fitted with a range of base and eye level unit with solid Oak work top and breakfast bar over. There is a window to the rear and a door opening into a useful utility room.

First Floor
The first floor landing has doors opening to all four principal bedrooms and to the family bathroom which has been fitted with a white three piece suite to include a panelled bath with shower screen over. Bedroom one is positioned at the rear of the property with views over farmland and a range of fitted wardrobes.

The Outside
A hardstanding driveway to the front provides parking for several cars. The Southerly facing rear garden has a good size flagstone patio area directly to the rear of the house leading onto the main portion of the garden which is laid to lawn. Fully enclosed by fencing there are several mature boarders with herbaceous planting.

The Location
The property is situated in the picturesque village of Dagnall, which has amenities including a friendly village pub, farm shop and large recreation ground with a children's playground and football pitch. The house lies at the foot of Whipsnade Zoo, in the Chiltern Hills in an Area of Outstanding Natural Beauty. The property is located just a 3-minute drive/10-minute walk from Whipsnade Park Golf Club, which is located just outside of Dagnall.

Education Locally
State schooling locally includes Dagnall Church of England School, while the area also offers some excellent private schools including Berkhamsted School (3-18 years), Beechwood Park School (3-12 years), and St Georges School (0-11 years). The home is also in catchment for top Buckinghamshire grammar schools, including Sir Henry Floyd Grammar School (11-18 years), Aylesbury High School (11-18 years) and Aylesbury Grammar School (11-18 years). Dagnall Under 5s playgroup is also based in the village, being rated 'good' by Ofsted.

Berkhamsted - on your doorstep!
Berkhamsted is surrounded by attractive Chilterns countryside, famous for its Castle is a historic market town offering excellent shopping, markets, a wide range of restaurants, coffee shops, cinema, sporting and superb education facilities. For walkers, there is an abundance of footpaths throughout countryside and walks along the canal. Berkhamsted is also a gateway to the Chilterns 173 mile cycleway. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst the mainline station provides a fast and frequent service to London (Euston).

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. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.

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