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Properly
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and let's see if we can **tempt** you!
Contact us for a **free valuation**
you to **sell** or **let** your **property**?
Is there a **price** that would **tempt**

in many forms...
temptation comes



Proposed Rear Elevation

Berkhamsted

OFFERS IN EXCESS OF

£675,000

An exciting chance presents itself for a discerning buyer to purchase this detached family home which has full planning permission to extend into a wonderful residence. Contact sole selling agents, Sterling, for your exclusive viewing appointment.

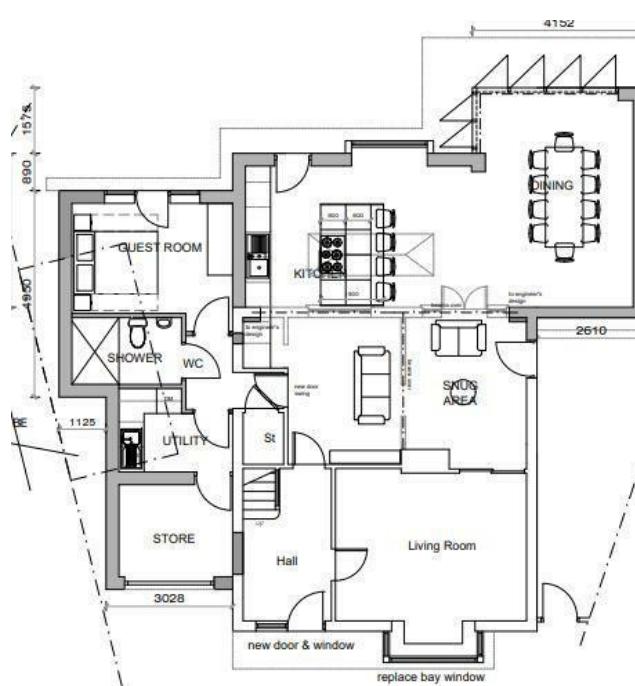


Proposed Front Elevation

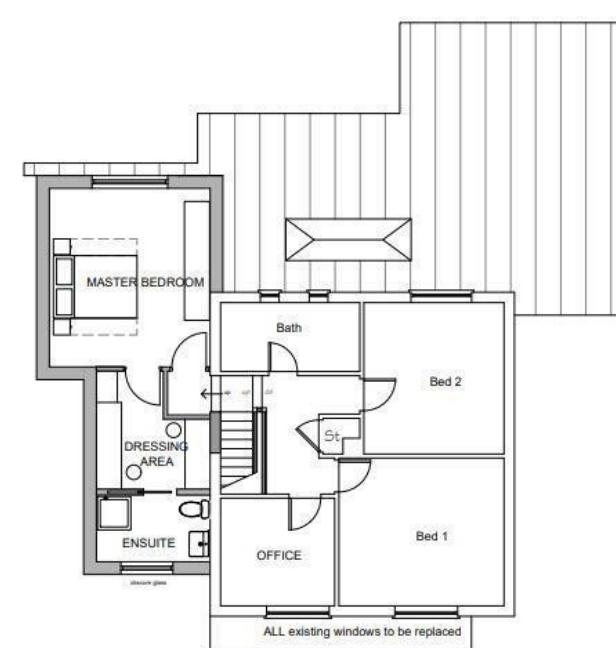
Note: All roof



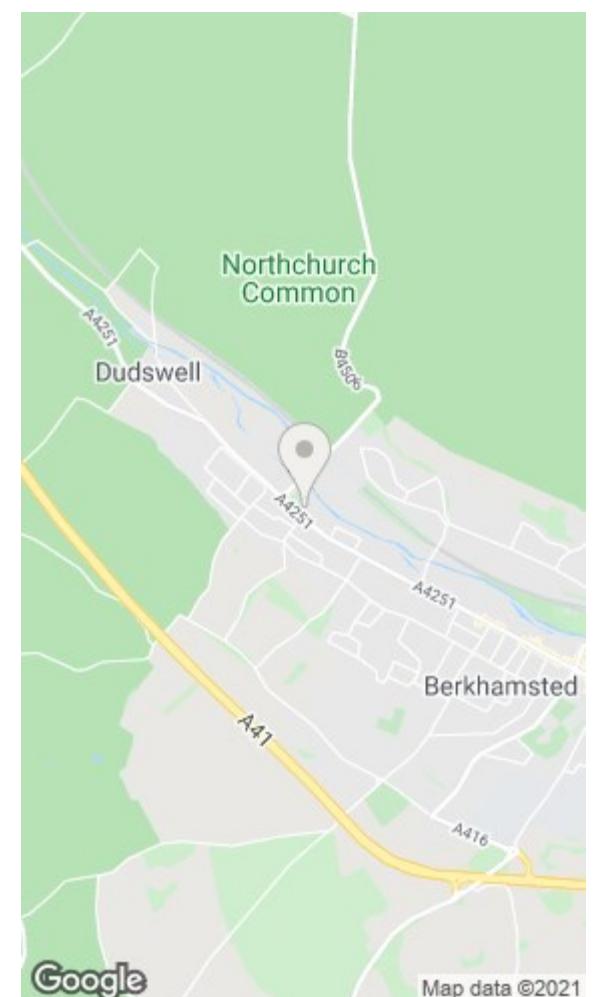
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Proposed Ground Floor Plan



Proposed First Floor Plan

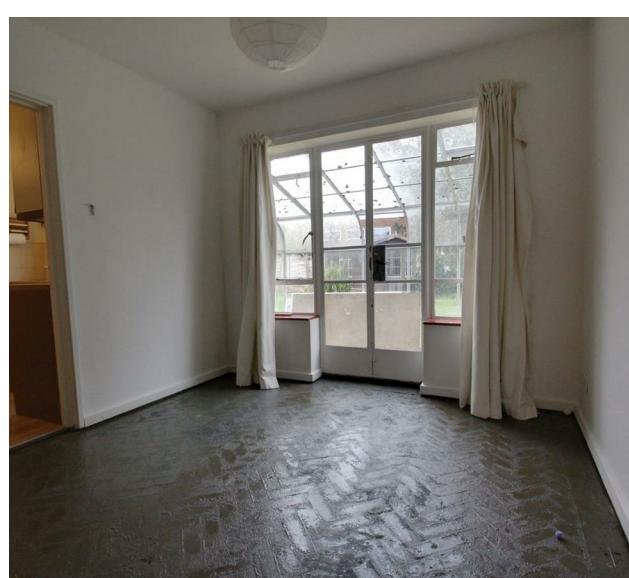


Map data ©2021

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	





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Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.

Agents Disclaimer

The property is currently a two reception room, three bedroom property. The floorplan on the property brochure shows the finished layout if the current planning consent is built out by the buyer. There are two planning applications currently granted for this property and can be viewed on Dacorum Borough Councils website with planning refs: 20/01088/FHA and 20/03862/FHA

Existing Ground Floor

Currently the property benefits from a large entrance hall with Herringbone woodblock flooring which has a window to the side and stairs rising to the first floor. From the entrance hall there is a door to the kitchen and a door opening to the principal reception room which boasts a full height bay window to the front aspect and has a sliding door opening directly to the dedicated dining room which has French doors opening to the rear garden and door through to the kitchen. The kitchen has a window to the rear and door opening to the side and also boasts a walk in larder.

Existing First Floor

A light and airy landing area has a window to the side and doors opening to all three bedrooms. The family bathroom has been fitted with a luxuriously appointed four piece suite including a roll top bath and separate shower cubicle.

Outside

There is a driveway to the front leading to a single detached garage with metal up and over door, window to the rear and pedestrian courtesy door to the side. A front garden is laid to lawn with gated pedestrian access to the rear garden. Westerly facing in aspect the garden is a real treat. Mainly laid to lawn and enclosed by fencing the garden boasts a very private outlook.



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