



REGENT
ESTATES

EDDY STREET, BERKHAMSTED

£850,000 Freehold

ACCOMMODATION

An attractive bay-fronted 5 bedroom detached family home, ideally positioned in a private no-through road within easy walking distance of the town centre and mainline station.

Arranged over three floors, the property offers spacious and versatile accommodation, including three bath/shower rooms and off-road parking. The ground floor features a welcoming entrance hall with underfloor heating throughout, a generous living room with patio doors opening onto the level rear garden, a well-proportioned kitchen/diner ideal for family life and entertaining, and a cloakroom.

The first floor comprises four well-presented bedrooms, including two with ensuite shower rooms, alongside a modern family bathroom. A further staircase from the landing leads to a spacious top-floor bedroom with Velux window and eaves storage, ideal for use as a home office, playroom, or guest bedroom.

Additional features include double-glazed sash windows and gas central heating. Externally, the rear garden comprises a patio area and lawn, while the front offers driveway parking and outdoor lighting.

This attractive home combines a peaceful setting with a highly convenient location, making it ideal for families and commuters alike.

Concise Listing Summary

Bay-fronted four-bedroom detached family home

Private no-through road, walk to town centre & station

Spacious kitchen/diner and living room with garden access

Four double bedrooms, two with ensuite shower rooms

Study, cloakroom, and family bathroom

Underfloor heating to ground floor

Gas central heating & double-glazed sash windows

Rear garden with patio and lawn

Driveway parking with outdoor lighting

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

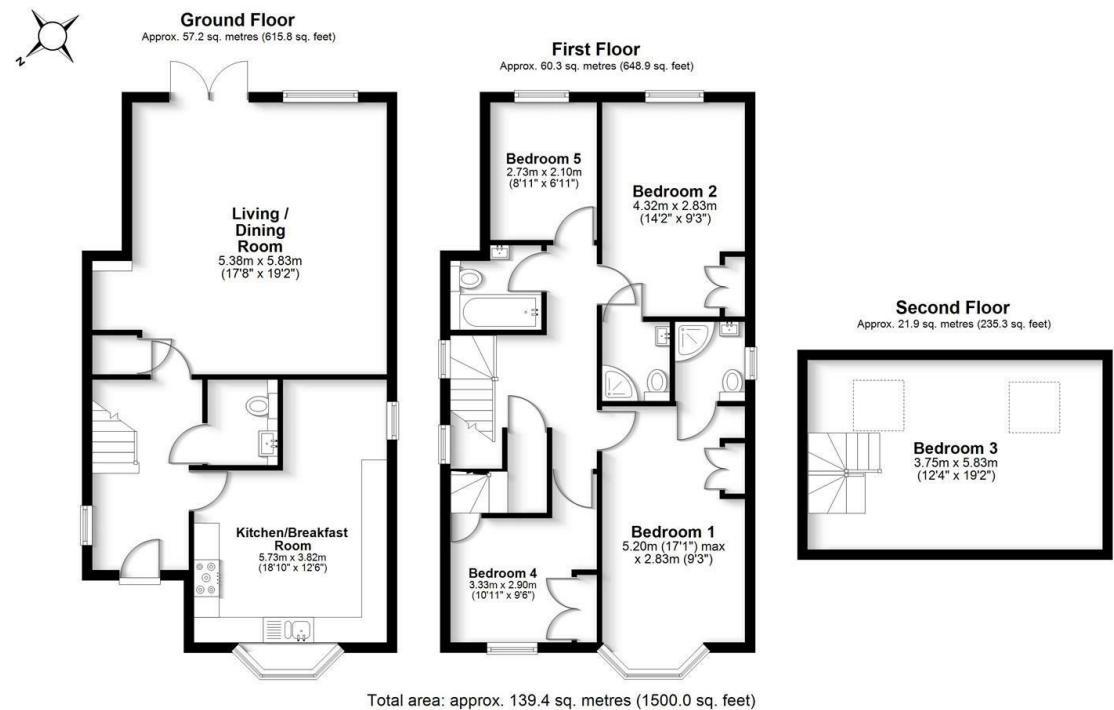
Strictly by appointment through Regent Estates.

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