



REGENT
ESTATES

ASHDOWN, TRING ROAD, BERKHAMSTED, NORTHCHURCH

£1,195,000 Freehold

ACCOMMODATION

VIEWINGS NOW AVAILABLE! These stunning 5 bedroom, semi-detached NEW BUILD properties, boast high ceilings and modern features throughout, featuring incredible panoramic views of the countryside, ample parking, and large rear entertaining garden. Extremely spacious and light, they capture the ideal living spaces inside and outside for the modern family.

The properties feature underfloor heating on the first and second floors with radiators on the top floor. The property opens with a wide entrance and hallway with access to the utility room, WC, sitting room which opens to a large kitchen and family room.

The kitchen has integrated appliances including Neff and Bosch appliances along with a generous walk in pantry. The master bedroom features an ensuite with separate dressing room and all double bedrooms are very well proportioned with each bathroom individually designed to a high specification with Porcelanosa tiles.

The front parking area is easily accessible and will allow up to 5 cars to park comfortably with an undercover parking space. We understand the Northchurch postcode is now included within the Berkhamsted schooling catchment area, please make your own enquiries in relation to this to confirm. as this could be subject to change.

LOCATION

Northchurch and 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.

OUTSIDE

To the rear garden- A generous sized paved terrace ideal for entertaining. The terrace leads up the stairs to a large South facing landscaped lawn with flower borders beyond. The boundaries are well defined with close boarded fencing.

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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