REGENT
ESTATES

CASTLE HILL AVENUE, BERKHAMSTED, HP4 1HJ

A unique opportunity to purchase this family home offering great potential and situated in a highly desirable location.

Reception hall, cloakroom, recently refitted kitchen/breakfast room, lounge/dining room, family room. On the first floor, 4 bedrooms, family bathroom and en-suite, there two further bedrooms on the second floor. Detached garage (converted into an office with kitchenette and loft storage space). Wide frontage, mature, well stocked rear garden, access to the under croft.

Castle Hill Avenue

Regent Estates is delighted to offer for sale this detached family home situated in a highly desirable location. The property was built in 1938, and has been improved by its current owners and also has further potential to greatly enhance the accommodation (subject to the normal planning consents) .

The accommodation currently offers a large living/dining room with doors onto the terrace overlooking the rear garden and a separate family room. The kitchen/breakfast room was fitted two years ago. On the first floor the landing leads into four bedrooms, one with an suite plus a family bathroom, Stairs lead up to the second floor giving access to two further bedrooms.

The Gardens

The house occupies a spacious frontage with a driveway to the garage and a large area of garden adjacent which could be re-designed to have a sweeping in and out driveway . To the rear, the mature, well stocked gardens provide a high degree of privacy and a raised terrace with interspersed planting areas. There is access to an under croft, which runs below the living area and kitchen and provides extensive storage.

Local Authority

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH
Tel (01442) 228000

Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Services

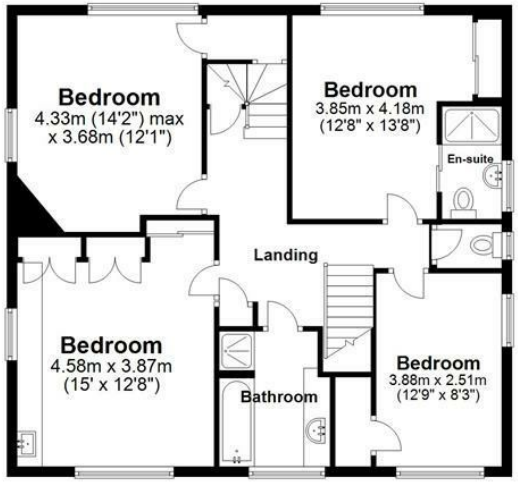
All main services

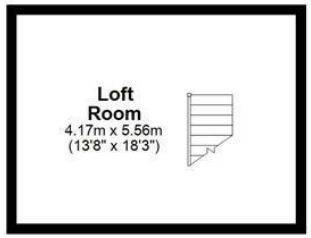
Ground Floor

Approx. 126.3 sq. metres (1359.3 sq. feet)

First Floor

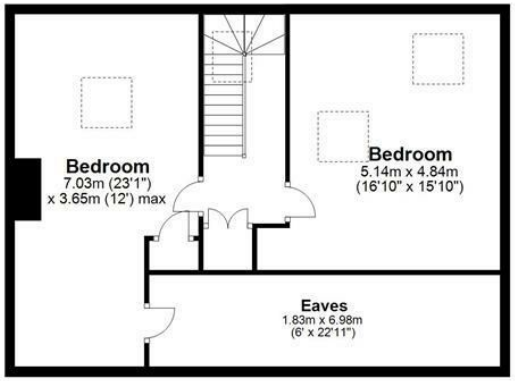
Approx. 108.7 sq. metres (1170.5 sq. feet)





Second Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



Total area: approx. 302.6 sq. metres (3257.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

27, Castle Hill Avenue, BERKHAMSTED

REGENT ESTATES

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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.