REGENT ESTATES

COWPER ROAD, BERKHAMSTED

OFFERS IN EXCESS OF £500,000 Freehold

ACCOMMODATION

A rare opportunity to acquire a distinctive former Wesleyan Methodist chapel in Berkhamsted, originally opened in 1923. The building served as a place of worship until 1956, before being reopened by the Christian Science Church as a branch church and meeting room.

The property is entered via impressive original wooden doors leading into an enclosed entrance porch. Glazed internal doors open into a welcoming reception area, which in turn provides access to a further reception room and a useful office space.

Double doors lead through to an inner hallway, where there is a WC, a storage cupboard with sink, and a door providing convenient side access.

Beyond, further double doors open into the vaulted chapel, featuring striking original timber beams and an abundance of character and natural presence.

Externally, a private road runs alongside the chapel, providing access to the rear where there are two off-road parking spaces. To the right of the main entrance, a gated pathway leads to a side terrace, with additional gated access from the rear parking area.

Potential to convert into a residential property subject to Planning Permission.

The Commercial EPC Rating is Band D (76)

Persons connected to Regent Estates own the road access to the parking at the rear.

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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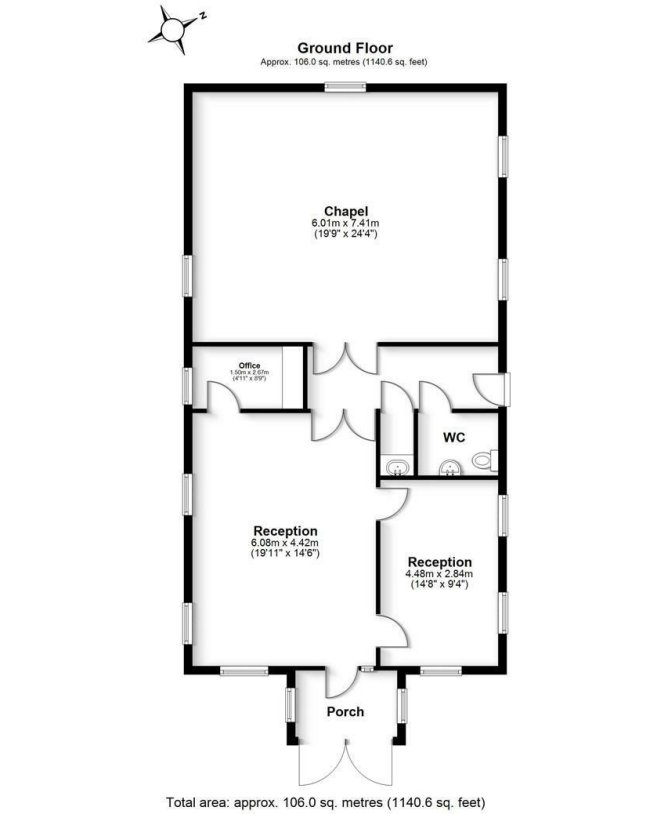
e shall know the truth and
truth shall make you free.
Christ Jesus

Discover
Sunday School

SAFE
School
Pets, People, and Prayer



Total area: approx. 106.0 sq. metres (1140.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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