



REGENT  
ESTATES



# ALMA ROAD, NORTHCHURCH, BERKHAMSTED

£695,000 Freehold

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## ACCOMMODATION

This fabulous four bedroom family home has been completely re-furbished and tastefully finished to the highest standard throughout. The property boasts a plethora of benefits and many fine features, these include a generous sized boot room, a separate utility room, a useful office reception room to a bright & spacious lounge and dining room. An excellent fitted kitchen with bi fold doors out onto the rear garden and a cloakroom completes the ground floor accommodation.

Upstairs off the landing there are four generous sized bedrooms. The master bedroom has an en-suite shower room, and a modern family bathroom serves the other three bedrooms. Outside there is a driveway, partially converted garage and a private rear garden with large gym/studio and side access.

Northchurch, surrounded by attractive Chilterns' countryside, is a short distance from the historic market town of Berkhamsted and Tring and is within easy striking distance of some wonderful canal-sidewalks and the shops and amenities of Northchurch.

## 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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HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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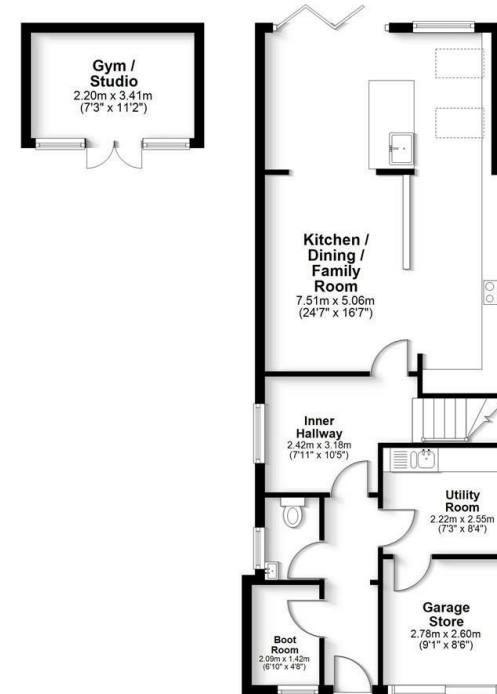




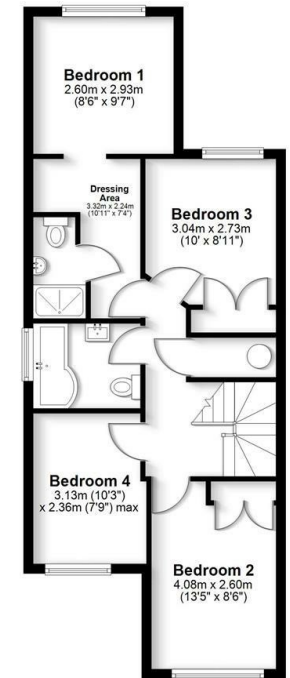




**Ground Floor**  
Approx. 76.1 sq. metres (819.0 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.1 sq. feet)



Total area: approx. 132.8 sq. metres (1429.1 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 - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

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