



REGENT  
ESTATES



# COVERT ROAD, NORTHCHURCH, BERKHAMSTED

£880,000 Freehold

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## ACCOMMODATION

A deceptively spacious 4 bedroom detached chalet bungalow offering generous space throughout, a beautiful rear garden with stunning views and an impressive outbuilding ideal for home office, gym or guest accommodation.

The heart of the home is the open-plan living, dining and kitchen area, boasting wood flooring throughout and a rich, inviting colour palette. A large window and patio doors flood the space with natural light and lead onto a delightful outside wooden terrace, perfect for entertaining or relaxing. The stylish kitchen features dust-blue floor and wall units, a butler sink, a breakfast bar, and ample workspace. This flows seamlessly into a side entrance lobby, complete with fitted cupboards and a practical area for coats and shoes.

The ground floor hosts three/four generously sized double bedrooms, each with beautiful wood flooring. Lounge/Bedroom 4 benefits from a charming bay window, while Bedroom 2 offers fitted wardrobes for ample storage. Completing the downstairs is a fully tiled, modern shower room, adding convenience and style.

Upstairs, you'll find two spacious double bedrooms. The master bedroom with a large window, fitted wardrobes, and a luxurious en suite featuring a separate shower cubicle, a standalone claw-foot bath, and a white cottage-style suite. Bedroom 5 offers additional storage and a large window, while the floor is completed by a contemporary family bathroom with a skylight.

The outdoor space is just as impressive. The rear garden is mainly laid to lawn, with a raised decked terrace ideal for alfresco dining. A versatile outbuilding with a shower room adds potential for a home office, gym, or guest accommodation. To the front, there's a pretty garden and driveway parking for added convenience.

## LOCATION

## OUTSIDE

## 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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**Outbuilding**  
Approx. 21.1 sq. metres (227.3 sq. feet)



**Ground Floor**  
Approx. 95.4 sq. metres (1028.0 sq. feet)



**First Floor**  
Approx. 52.2 sq. metres (561.7 sq. feet)



Total area: approx. 169.7 sq. metres (1827.0 sq. feet)  
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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