



REGENT
ESTATES

CANAL COURT, BERKHAMSTED

£550,000 Freehold

ACCOMMODATION

A charming three double bedroom semi-detached canal side property with parking for two. The property is situated in a peaceful cul de sac location just a short walk from the town centre and main line train station.

Accommodation comprises: Generous sitting/dining room with 'French' doors leading onto the garden, kitchen/breakfast room, WC, three bedrooms and a family bathroom. The property has potential for further extension (STPP).

LOCATION

Ideally situated near the town centre and the main railway station, offering a frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union Canal passing through its centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton Airports. A highly desirable market town offering a diverse range of shops and boutiques, restaurants, pubs and cafe's. There is a good range of leisure facilities and in the surrounding countryside the National Trust's Ashridge Estate offers 5,000 acres for walking, golf and horse riding pursuits.

OUTSIDE

To the outside, the property enjoys a South facing canal side rear garden which is mainly laid to lawn with well stocked borders and a patio area. The garden is private and ideal for entertaining. There is side access via a garden gate.

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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Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Lounge/Dining Room

5.01m (16'5") max
x 4.60m (15'1")

Kitchen

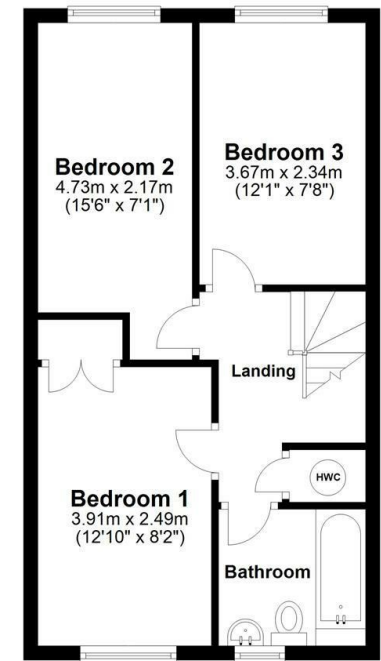
3.63m x 2.44m
(11'11" x 8')

Entrance Hall

WC

First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Bedroom 2

4.73m x 2.17m
(15'6" x 7'1")

Bedroom 3

3.67m x 2.34m
(12'1" x 7'8")

Bedroom 1

3.91m x 2.49m
(12'10" x 8'2")

Landing

HWC

Bathroom

Total area: approx. 80.7 sq. metres (868.2 sq. feet)

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

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