



REGENT
ESTATES

LONDON ROAD, HEMEL HEMPSTEAD

£685,000

ACCOMMODATION

AVAILABLE TO VIEW NOW! 66% RESERVED! An elegant 3 bedroom mid terrace family home situated on this new development of just 6 properties in the picturesque village of Bourne End near Berkhamsted. The accommodation comprises a central hallway, with ground floor cloakroom, giving access to the spacious Living Room at the front of the property and the generous open plan kitchen/dining room with quartz worktops, integrated appliances and Amtico floor flooring. French doors lead from the dining area to the rear garden. On the 1st floor the master bedroom comes with an en-suite shower room and fitted wardrobes. There are two further bedrooms and a family bathroom with separate shower. The property benefits from gas rad c/h, rear garden with patio area and shed and two allocated parking spaces. Anticipated completions are Spring 2022.
NB Internal photos show previous Gade Homes interiors

Exclusive Elegance - An elegant collection of six family homes, the perfect blend of town and country. The two, three and four-bedroom homes are equidistant to the bustling towns of Berkhamsted and Hemel Hempstead, conveniently placed for access to London and Watford, and surrounded by the beautiful Chilterns countryside. Built with quality and sustainability in mind, this private development offers generous living space for modern families and couples. Step inside and discover your new home.

Bourne End & Beyond - The village of Bourne End is situated in Hertfordshire, nestled between Boxmoor high street and Berkhamsted town. Both boast an abundance of independent shops, florists, cafés, restaurants, pubs and bars, plus an Art Deco cinema and thriving regular markets.

Well Connected - With a fast and frequent rail service from Berkhamsted station or Hemel Hempstead station to London Euston in as little as 30 minutes, all the benefits of a London lifestyle are virtually on your doorstep

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

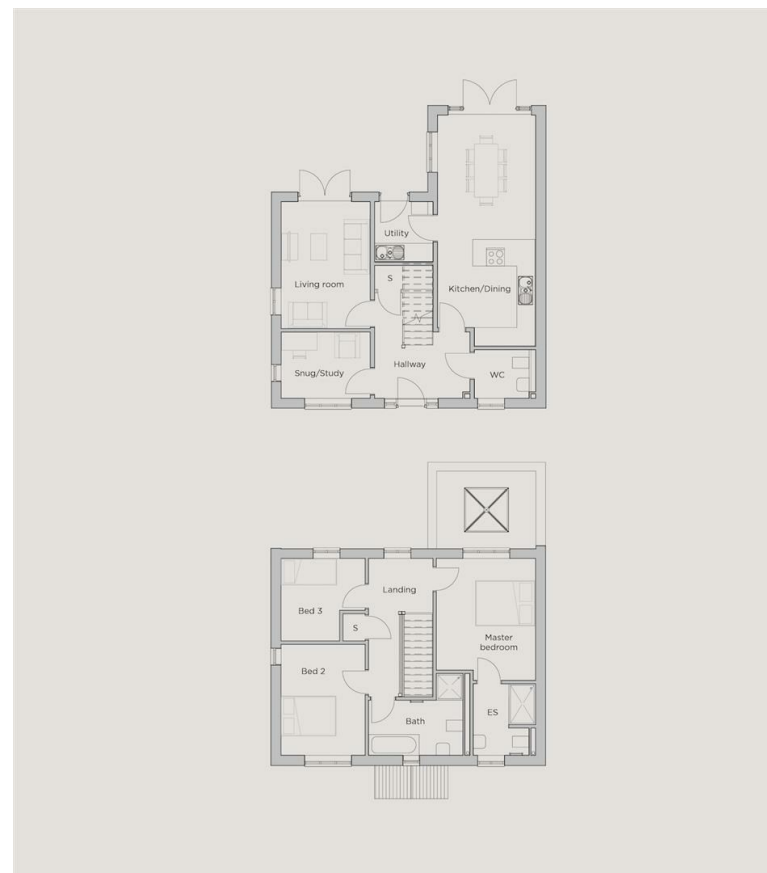
Strictly by appointment through Regent Estates.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com







2

Total floor area: 124m²/1,331ft²

GROUND FLOOR

Hallway	3.2m x 2.2m	10.4ft x 7.2ft
Cloakroom	1.6m x 1.8m	5.2ft x 5.9ft
Kitchen/Dining	3.3m x 7.8m	10.8ft x 25.5ft
Living room	3.0m x 4.2m	9.8ft x 13.7ft
Snug/Study	3.0m x 2.2m	9.8ft x 7.2ft
Utility	1.9m x 2.0m	6.2ft x 6.5ft

FIRST FLOOR

Master bedroom	3.3m x 4.3m	10.8ft x 14.1ft
Master en-suite	2.2m x 1.9m	7.2ft x 6.2ft
Bedroom 2	2.8m x 3.7m	9.1ft x 12.1ft
Bedroom 3	2.8m x 2.7m	9.1ft x 8.8ft
Bathroom 3	3.1m x 1.8m	10.1ft x 5.2ft

Plan and measurements shown are representative of No. 5. Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite.