



POLITE NOTICE  
NO PARKING  
PLEASE KEEP CLEAR

REGENT  
ESTATES

1B

1A

# QUEENS ROAD, BERKHAMSTED

£650,000 Freehold

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## ACCOMMODATION

A three double bedroom, Victorian house, located on a desirable road in the heart of Berkhamsted close to the High Street and train station. The property requires a full modernisation throughout, but offers a garage and scope for extension (STPP) to create a superb house in this sought after location. NO UPPER CHAIN.

This bay-fronted Victorian house has two reception rooms and a kitchen with a door leading to the rear garden. There are three double bedrooms to the first floor, complete with a family bathroom.

Vehicular access to the garage which the neighbour has right of way to pass through, and the generous sized garden is West facing.

The location is also practical for access to Berkhamsted and Tring. Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.

Council tax band - D  
EPC - D

## LOCATION

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London (Euston).

## OUTSIDE

Queens Road is situated within walking distance of the town centre amenities, including the mainline railway station, together with a wide range of educational facilities, including the renowned Berkhamsted School for both boys and girls and Ashlyns Secondary School.

## 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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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

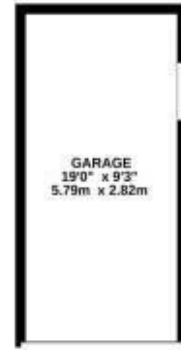
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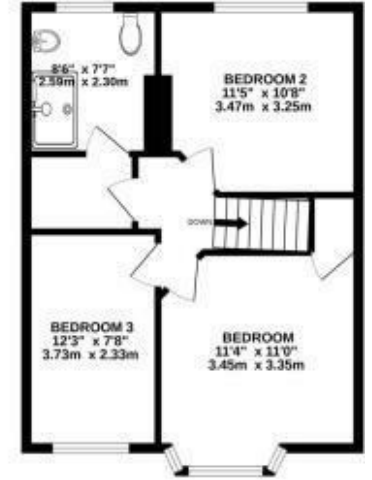




GROUND FLOOR:  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR:  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.9 sq.m.) approx.  
Made with Metriplan 62022

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