



REGENT  
ESTATES

# CHAPEL STREET, BERKHAMSTED

**£715,000** Freehold

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## ACCOMMODATION

CASTLE MEWS is a quiet, private mews ideally located in the centre of town just a few minutes' walk from the High Street and train station. This mid terraced THREE DOUBLE BEDROOM house is presented recently redecorated and re-carpeted throughout. Approached from Chapel Street through well tended communal gardens, the property includes a single GARAGE and one non allocated residents' permit parking space.

### ACCOMMODATION:

A good size entrance hallway has a cloakroom and large storage/under stairs cloaks cupboard. The kitchen window overlooks the frontage, there are fitted units with room for a small breakfast table.

The spacious open plan living/dining room is south facing and a glazed door leads to a patio and hard landscaped rear garden.

Upstairs is a landing with a large airing cupboard, three double bedrooms and a family bathroom with electric shower over bath.

### GARDEN:

At the back of the house is a pretty, hard landscaped enclosed rear garden with a raised decking area and small shed. It also gives gated access to a rear shared pathway that leads down the side of the neighbouring property.

The front entrance porch has a storage cupboard and bin store.

### CASTLE MEWS BERKHAMSTED LIMITED

Annual Service Charge Budget period Sept 25 to Sept 26 £857.82

DISCLAIMER: The owner of this property is connected to Regent Estates.

## 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

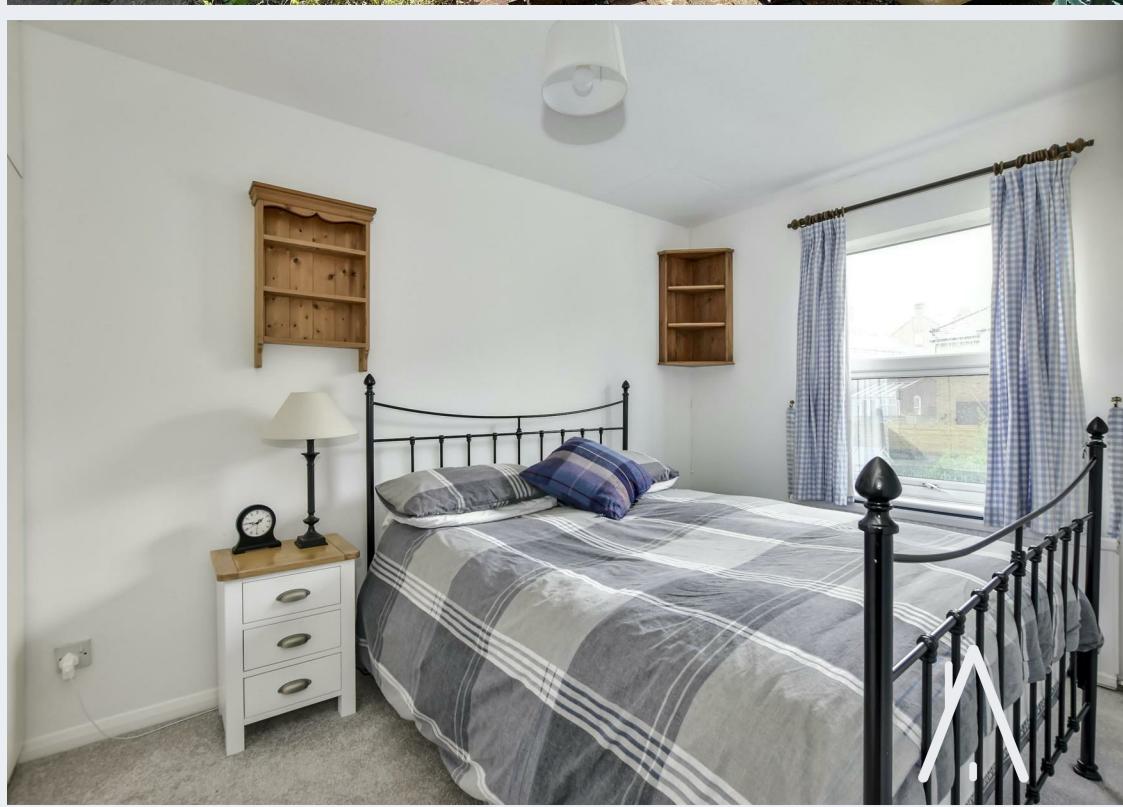
Strictly by appointment through Regent Estates.

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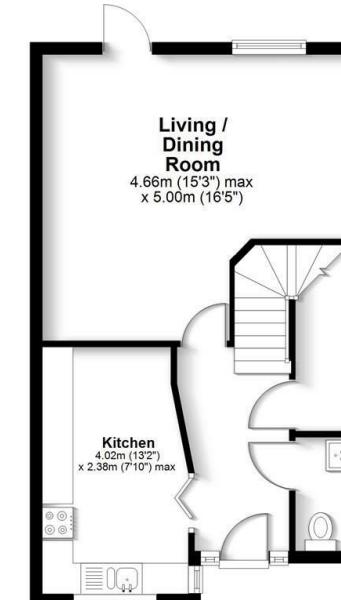






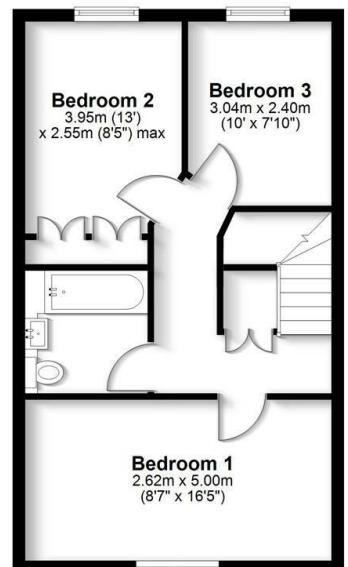
### Ground Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



### First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 99.2 sq. metres (1067.4 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 -  
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