



REGENT  
ESTATES

# VALLEY ROAD, NORTHCHURCH, BERKHAMSTED

£625,000 Freehold

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## ACCOMMODATION

Offered to the Market for the First Time Since New – A Rare Canal-Side Opportunity in Berkhamsted

Tucked away in a peaceful residential setting, this well-presented three-bedroom semi-detached home offers a unique lifestyle opportunity, combining family-friendly living with direct access to tranquil canal-side walks. With driveway parking, a detached garage, and a private rear garden, this home is perfectly suited for families, professionals, or anyone seeking a calm retreat within easy reach of town amenities.

### Ground Floor

Step into a welcoming entrance hall, with stairs rising to the first floor. The bright and spacious front living room flows into an open-plan dining area, enhanced by patio doors that open directly onto the rear garden—perfect for summer entertaining or relaxed evenings outdoors. The separate kitchen is well-equipped with integrated appliances, generous storage, and convenient access to both the side and rear gardens.

### First Floor

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working. A fully converted loft room, complete with Velux and fitted windows, provides valuable additional space—ideal for a playroom, studio, or quiet study area. A stylish family bathroom completes the first-floor accommodation.

Berkhamsted offers a wonderful lifestyle, combining the charm of a historic market town with modern amenities. Residents enjoy an excellent choice of schools, a bustling High Street filled with shops, cafés, and restaurants, picturesque canal and countryside walks, and a direct mainline connection into London Euston.

## 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

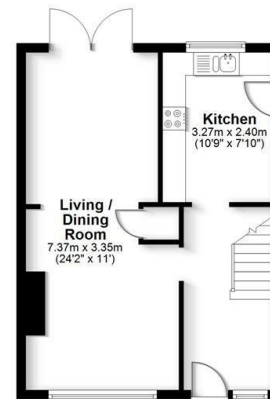
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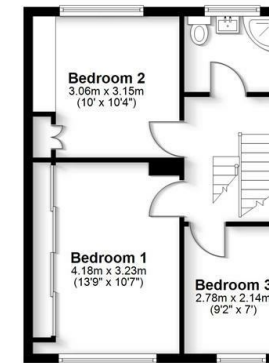




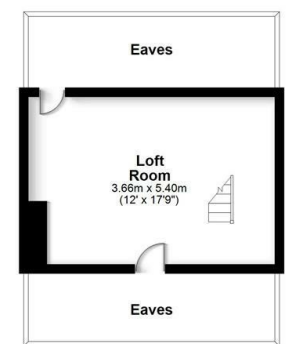
**Ground Floor**  
Approx. 52.5 sq. metres (564.7 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)



**Second Floor**  
Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 128.4 sq. metres (1382.3 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 - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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