



NASH CLOSE  
BOROUGH OF SACRAMENT

REGENT  
ESTATES



# SHELDON WAY, BERKHAMSTED

£550,000 Freehold

---

## ACCOMMODATION

A rare opportunity to purchase a modern semi-detached property with two allocated parking spaces situated close to the town centre and station.

The accommodation comprises: Entrance hall with cloakroom. Open plan lounge/dining room with doors opening onto the walled rear garden, fully fitted modern kitchen and a cloakroom/wc completes the downstairs accommodation.

On the first floor the spacious landing leads to 2 double bedrooms with lovely views over the River Bulbourne. A comprehensively fitted family bathroom with separate shower cubicle. The property further benefits include, double glazing, gas fired central heating and a west facing garden.

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 M25, while the mainline station provides a fast and frequent service to London (Euston).

Please note there is an Estate Charge of £299.00 per annum.

## 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.

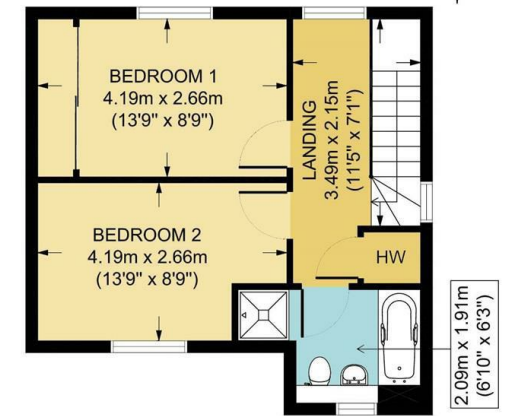
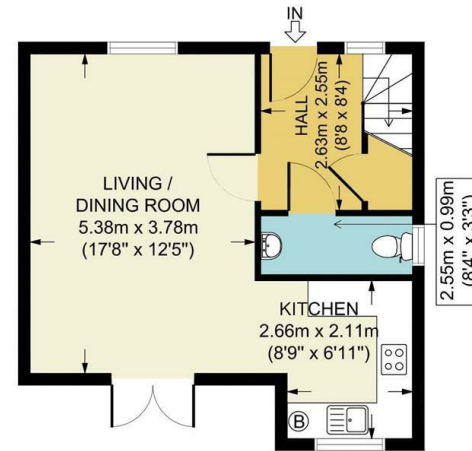
01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)









APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



REGENT  
ESTATES

TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)