



L.T10.EBN

REGENT
ESTATES

BRIDGE STREET, BERKHAMSTED

£450,000 Freehold

ACCOMMODATION

Situated in this quiet cul-de-sac within walking distance of Berkhamsted town centre and Station this 3 Bedroom end of terrace is in need of some refurbishment and updating. The entrance door leads into the lounge/diner with stairs rising to the first floor landing. The lounge leads into the kitchen with a rear door to the garden. A rear lobby leads through to the bathroom this finishes the ground floor accommodation.

The first floor landing has doors to all 3 bedrooms and there is a separate cloakroom. A loft ladder leads up to the loft room with a window overlooking the rear.

Outside is the rear garden. From the front there is a security gated side access to the rear garden

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown.

Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes.

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.

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Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



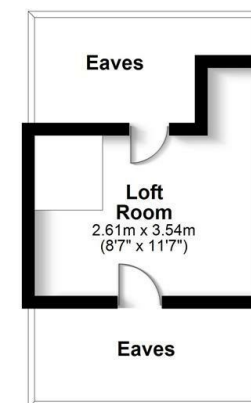
First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



Second Floor

Approx. 10.0 sq. metres (107.6 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 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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