
REGENT
ESTATES

GRANVILLE ROAD, NORTHCHURCH, BERKHAMSTED

£535,000 Freehold

ACCOMMODATION

A beautifully presented three-bedroom semi-detached home with stunning valley views towards Ashridge,close to schools, shops and a healthcare centre offered to the market with no upper chain.

This delightful property has been tastefully updated by the current owners to create a stylish and comfortable family home. The modern fitted kitchen overlooks the generous south-facing rear garden and opens onto a bright dining area with French doors leading out to the decking — perfect for entertaining or relaxing outdoors. The welcoming sitting room enjoys views over the front garden and features a charming log burner, adding warmth and character. A contemporary bathroom completes the ground floor accommodation.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a further bathroom with a shower.

The large rear garden is a real highlight, offering a timber decking area, lawns, a vegetable patch, and mature shrubs. There are several outbuildings, including one currently utilised as a small utility room, with an addition of a spacious rear garden room with heating and cooling, ideal for use as extra habitation for guests, a home office, studio, or gym.

Location
Situated in the sought-after village of Northchurch, on the edge of historic Berkhamsted, this home enjoys a wonderful blend of countryside charm and modern convenience. The area offers excellent shopping, schooling, and recreational facilities, making it ideal for families and professionals alike. For commuters, Berkhamsted mainline station provides fast and frequent services to London Euston, while the nearby A41 offers easy access to the M25 and M1 motorways.

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.

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

Email: info@regent-estates.com
www.regent-estates.com















Total area: approx. 75.3 sq. metres (810.8 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.

REGENT ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com