



REGENT
ESTATES

HOLLIDAY STREET, BERKHAMSTED

£550,000 Freehold

ACCOMMODATION

A well presented two double bedroom character cottage in the heart of Berkhamsted, with the added benefit of a loft room, which the current owners use as a study with views out over the rear garden.

The property comprises entrance hall, spacious open plan sitting room / dining room, superb fitted kitchen with a skylight window, rear lobby and very well presented downstairs bathroom. To the first floor there are two double bedrooms and access to the loft room.

Outside the home has a very private terraced rear garden, with further walled garden to the front with side access to the rear.

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston (in approximately 30 mins).

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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HP4 3HH

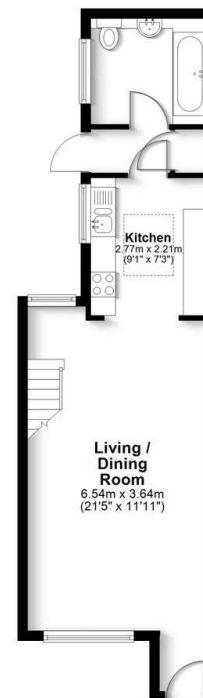
Email: info@regent-estates.com
www.regent-estates.com



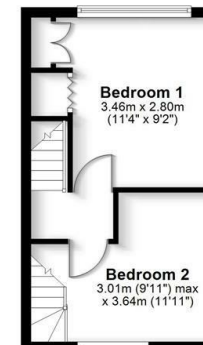




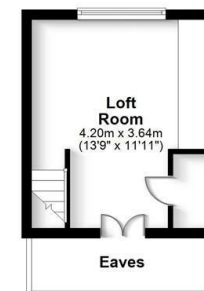
Ground Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.2 sq. feet)



Second Floor
Approx. 19.2 sq. metres (206.4 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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