



REGENT
ESTATES

NORTH ROAD, BERKHAMSTED

£3,600

PCM

ACCOMMODATION

UNDER OFFER This delightful Victorian period FIVE BEDROOM family home is ideally located in a highly sought after residential road close to the centre of town and a short walk to the train station. It is beautifully presented throughout and retains many period features as well as benefitting from a really good size rear garden. AVAILABLE UNFURNISHED FROM LATE AUGUST. Street parking. Gas central heating. EPC Rating D. Council Tax Band F.

Accommodation: Entrance hall, lovely and light front reception room with gas fire, original fire surround and bay window, second reception/dining or TV room with feature fireplace, attractively extended kitchen/breakfast room with French doors leading to a large patio and garden with side access and shed, downstairs cloakroom/WC, hard flooring throughout; on the first floor is the master bedroom with a bay window, plus a second good size double bedroom, a small double bedroom, a single bedroom and the family bathroom with separate shower. The top floor provides a large bedroom with eaves storage cupboard.

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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