REGENT
ESTATES

KINGS ROAD, BERKHAMSTED

£850,000 Freehold

ACCOMMODATION

A beautifully presented late-1920s three-bedroom detached home, ideally situated on the desirable Kings Road in the heart of Berkhamsted. This family residence combines character features with modern finishes, offering versatile accommodation perfectly suited to contemporary family living.

The ground floor opens via a welcoming hallway leading to the principal reception spaces. To the front of the property is a stylish dining room, which flows through to the well-appointed kitchen, with convenient access to both the front and rear of the home. To the rear, the spacious living room is filled with natural light and enjoys wonderful views across the garden. A tastefully finished family shower room completes the ground floor accommodation.

Upstairs, there are three generous double bedrooms, all well-proportioned and two enjoying elevated views over the south-facing garden. An additional upstairs cloakroom adds further practicality.

Externally, the rear garden has been thoughtfully landscaped to create an ideal setting for both relaxation and entertaining, featuring a large patio and raised lawn. A substantial garden room with power and heating provides excellent additional space for use as a home office, studio, gym or hobbies room, perfectly positioned within the sunny south-facing garden.

Further benefits include driveway parking accessed via Ashlyns Road. and sold with No Upper chain.

Kings Road is superbly located within walking distance of Berkhamsted High Street, offering an excellent range of boutique shops, cafés, restaurants and everyday amenities, as well as Berkhamsted railway station with direct services to London Euston. The area is also renowned for its excellent schooling, including Berkhamsted School, Tring Park School for the Performing Arts and Ashlyns School.

IMPORTANT NOTICE

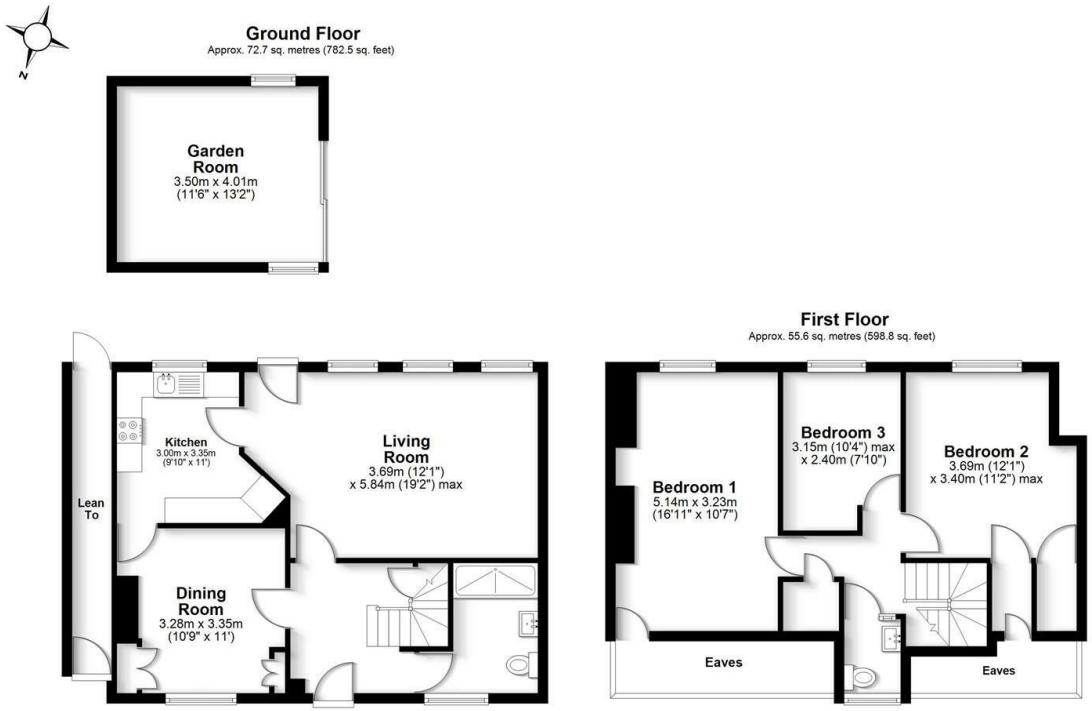
1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring 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. 128.3 sq. metres (1381.3 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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TELEPHONE: 01442 877878

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