



REGENT  
ESTATES

# ADMIRAL WAY, BERKHAMSTED

£450,000 Freehold

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## ACCOMMODATION

A two double bedroom terraced home set in a quiet cul-de-sac in one of Berkhamsted's most popular areas. Providing easy access to both Northchurch and Berkhamsted High Street, the train station, Bridgewater School and many scenic walks, this is an excellent opportunity for first time buyers and downsizers. The property further benefits parking for two allocated parking spaces and sold with 'no upper chain'.

The downstairs accommodation comprises of generous sized lounge/ dining room and separate kitchen. The bright lounge/ dining room offers a wonderful and bright space with French doors opening on to south westerly rear garden.

The pretty garden is southwest facing and is accessed by patio steps from the living room patio doors. There is a large patio area which is the perfect place to sit and enjoy this established garden.

The rest of the garden is laid to lawn and offers a purpose-built study/gym with power and storage overlooking a beautiful view of rolling hills and trees in the distance. There are also two allocated parking spaces to the front of the house.

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Collegiate School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

## LOCATION

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## OUTSIDE

The pretty garden is south west facing and is accessed by decked steps from the living room patio doors. There is a large patio area which is the perfect place to sit and enjoy this established garden.

The rest of the garden is laid to lawn with a variety of mature shrubbery and plants and there is a beautiful view of rolling hills and trees in the distance. This property has side access into the garden and there are two allocated parking spaces to the front of the house.

## 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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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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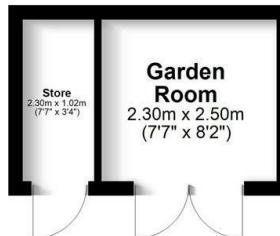




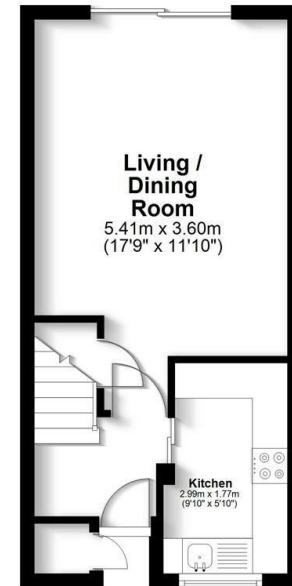


### Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



**Living / Dining Room**  
5.41m x 3.60m  
(17'9" x 11'10")



### First Floor

Approx. 28.6 sq. metres (307.3 sq. feet)

**Bedroom 1**  
3.07m x 3.60m  
(10'1" x 11'10")

**Bedroom 2**  
2.82m (9'3")  
x 3.60m (11'10") max

**Total area: approx. 64.2 sq. metres (691.2 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 - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.