



NASH CLOSE
BOROUGH OF SACRAMENT

REGENT
ESTATES

SHELDON WAY, BERKHAMSTED

£550,000 Freehold

ACCOMMODATION

Modern 2-Bedroom Semi-Detached Home with Parking in Prime Berkhamsted Location

A rare opportunity to purchase a modern semi-detached property, ideally situated just a short walk from Berkhamsted's vibrant town centre and mainline station. With two allocated parking spaces and views over the River Bulbourne, this home combines convenience, comfort, and contemporary living.

Accommodation Comprises:

Entrance Hall with cloakroom/WC

Spacious open-plan lounge/dining room with French doors leading to a walled, west-facing rear garden

Fully fitted modern kitchen

Comprehensively fitted family bathroom with separate shower cubicle

Two generous double bedrooms, both offering picturesque views of the River Bulbourne

Additional benefits include gas central heating, double glazing, and excellent storage throughout

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.

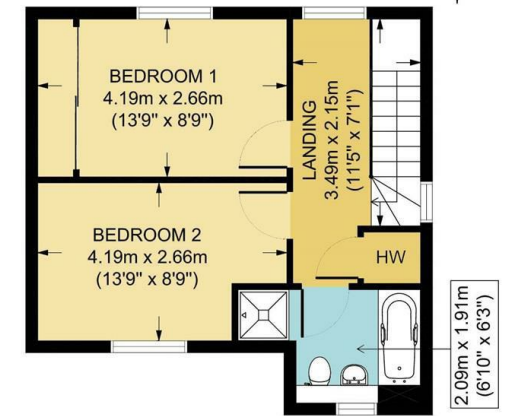
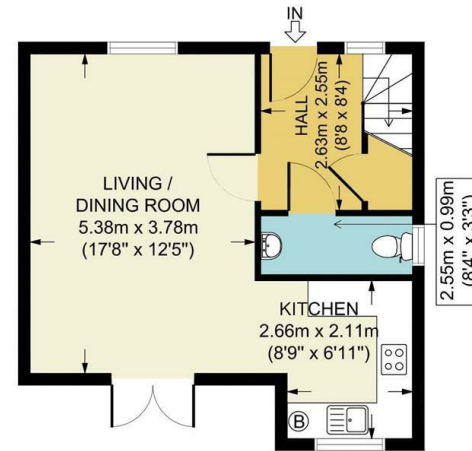
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APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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