



REGENT  
ESTATES



# OAKWOOD, BERKHAMSTED

£1,295,000 Freehold

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## ACCOMMODATION

UNDER OFFER THROUGH OUR DISCREET MARKETING CAMPAIGN. Available for the first time in over 30 years this fantastic detached four bedroom family home is tucked away in a desirable road within reach of Berkhamsted High Street and mainline station. The property offers great potential to extend and modernise (subject to necessary planning consents).

The property gives an overall impression of light and space from the moment you enter. The main hallway leads to all principal rooms to the ground floor. The sitting room is double aspect with large bay window to the front and French doors to the facing garden and also has a feature fireplace. The kitchen/dining room is very functional and offers the ideal space in which to entertain with doors leading out to the conservatory. A study overlooking the garden, separate utility room and cloakroom complete the downstairs accommodation.

Upstairs the feeling of space continues. The master bedroom is a generous size with fitted wardrobes and ensuite with bath. There are three further double bedrooms and a family bathroom with separate w/c. The property would benefit some modernisation and there is great potential and scope to extend to the side and/or rear subject to planning.

The garden is secluded and mainly to lawn with mature trees and hedging. To the front there is an ample driveway offering parking for numerous cars and a double garage.

## 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

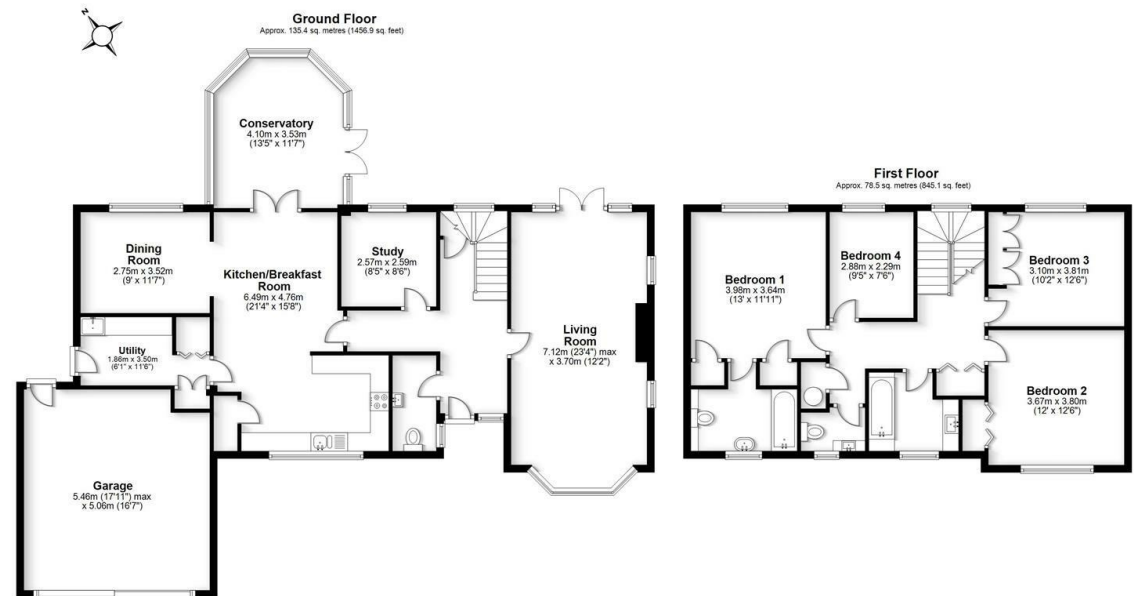
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)











Total area: approx. 213.9 sq. metres (2302.0 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 -  
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