



REGENT
ESTATES

TORRINGTON ROAD, BERKHAMSTED

£1,300,000 Freehold

ACCOMMODATION

Situated in the heart of Berkhamsted in a prime residential location, Torrington Villas is an award winning select terrace of town houses constructed by a respected local developer to a high degree of quality workmanship and design. The property is located within walking distance to the High Street, Train Station and is sold with 'no upper chain'.

The spacious kitchen/breakfast room is located on the lower ground floor and is fitted with an extensive array of contemporary units with quality worktops. French doors provide access out to the rear terrace. Additionally, there is the benefit of a separate utility area. A good-sized family/dining room is located to the front of the property.

At ground-floor level, a sitting room features French doors onto a charming balcony, affording views of the garden and beyond. The study is located to the front, and there is also the convenience of a cloakroom/ WC on this floor.

Stairs rise to the first floor to three bedrooms, one of which benefits from a stylish ensuite shower room. In addition, there is a contemporary family bathroom. The top floor houses the impressive master bedroom suite, which occupies the whole floor, with a superb en suite bathroom and built-in storage.

Council tax band - G
EPC - C

LOCATION

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent service to London (Euston).

OUTSIDE

Outside, the garden has been skillfully landscaped to provide low maintenance and external stairs lead down to the underground parking area offering space for two vehicles with additional storage capacity. The parking area is accessed via electrically operated gates.

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

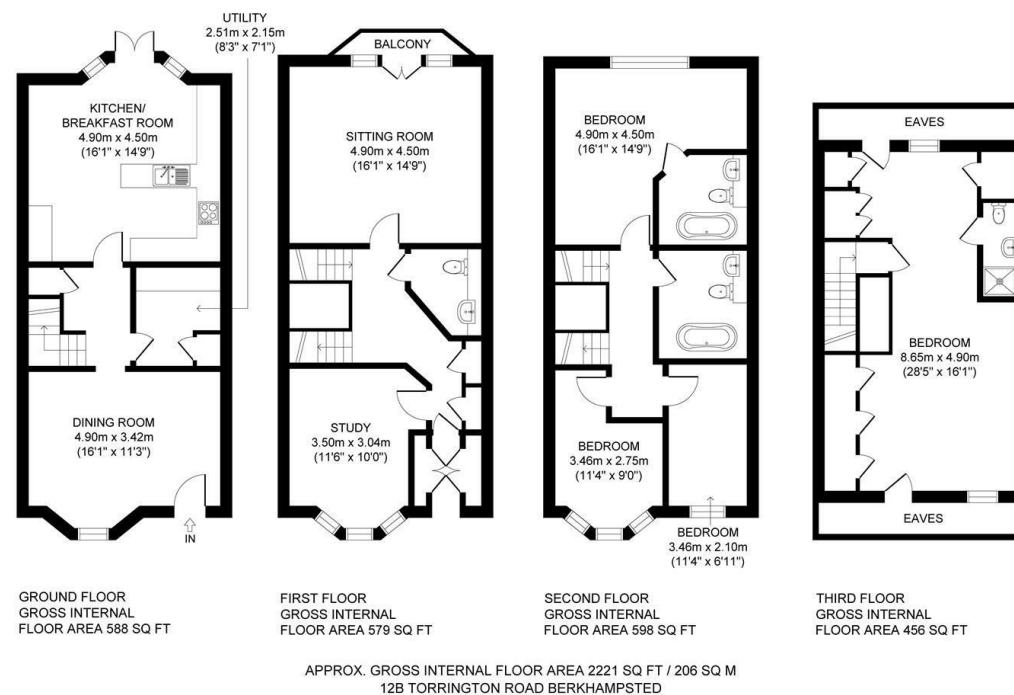
Strictly by appointment through Regent Estates.

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All measurements of walls, doors, windows and fitting 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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