



REGENT
ESTATES

GEORGE STREET, BERKHAMSTED

£525,000 Freehold

ACCOMMODATION

An opportunity to purchase a good sized two bedroom character property offering excellent potential. The property is need of full modernisation and retains some interesting original features throughout. Located in a highly regarded road within walking distance of the town and train station. There are two spacious reception rooms and kitchen with an inner lobby with under stairs storage cupboard. Stairs leading up to the landing and two double bedrooms. There is a good sized bathroom with sunny aspect overlooking the garden on the first floor. The property is being offered with the benefit of vacant possession.

LOCATION

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.

OUTSIDE

The garden is a lovely feature and a significant size with masses of traditional planting and an ornament fish pond inset. Side access and door to an outhouse providing great storage area. The garden backs onto the Grand Union Canal.

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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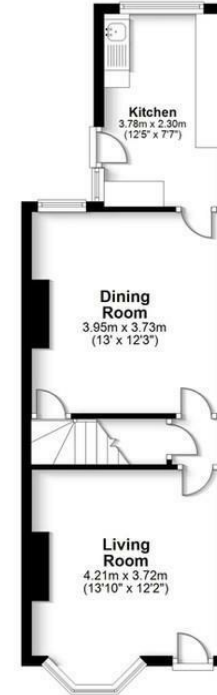




Lower Ground Floor
Approx. 8.0 sq. metres (85.6 sq. feet)



Ground Floor
Approx. 41.5 sq. metres (447.1 sq. feet)



First Floor
Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 96.1 sq. metres (1034.8 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 - 2 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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