



REGENT  
ESTATES

# CAMBRIDGE TERRACE, BERKHAMSTED

£485,000 Freehold

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## ACCOMMODATION

A rare opportunity to acquire this charming two bedroom end of terrace cottage, situated in this desirable and tucked-away-cul-de-sac of just four houses within the Conservation area.

This attractive property also benefits from the use of shared parking space and is marketed with no upward chain.

Accommodation comprises: sitting room opening through to a dining room with a charming gas feature fireplace, fully fitted kitchen, two double bedrooms and a first floor family bathroom. The mature front and rear gardens have been tastefully landscaped and make for enjoyable outdoor spaces.

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 the M25 while the mainline station provides a fast and frequent service to London (Euston).

## LOCATION

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## OUTSIDE

The mature front and rear gardens have been tastefully landscaped and make for enjoyable outdoor spaces.

## 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

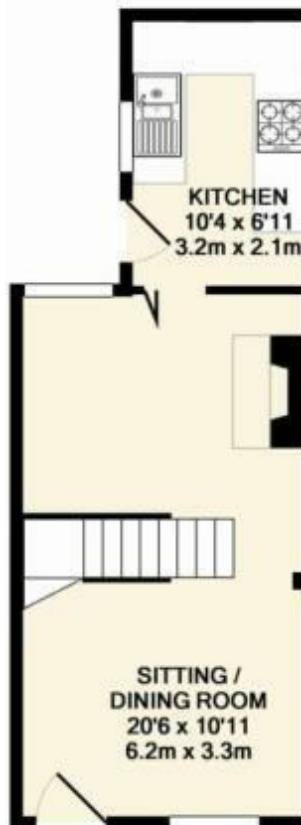
Strictly by appointment through Regent Estates.

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GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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