



REGENT  
ESTATES

## NEW STREET, BERKHAMSTED

£465,000 Freehold

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### ACCOMMODATION

A charming two-bedroom end-of-terrace cottage, quietly tucked away in a no-through road within the Conservation Area, just a short walk from the mainline station and town centre. **NO UPPER CHAIN!**

The property is beautifully presented throughout and offers a spacious semi open-plan living and dining room, with attractive built-in shelving and storage. The modern galley-style kitchen is well appointed with an integrated oven and gas hob. To the rear of the house providing access to the garden and the ground-floor generous sized family bathroom.

Upstairs are two well-proportioned bedrooms, the master benefitting a characterful period fireplace and the second bedroom with built in fitted wardrobes.

Outside, the delightful south-easterly facing rear garden enjoys paved and raised decked seating area, a lawn, and established borders, along with the added benefit of side access.

Ideally located, the property is perfectly positioned to enjoy the town's excellent amenities.

The house benefits from a gas-fired boiler providing heating and hot water, along with mains water, electricity and drainage.

Council Tax Band D.

Berkhamsted is a historic market town set amidst the attractive Chilterns countryside, offering excellent shopping, sporting and educational facilities. Commuters are well served by the A41 bypass, providing links to the M1 and M25, while the mainline station offers a fast and frequent service into London Euston.

### 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.

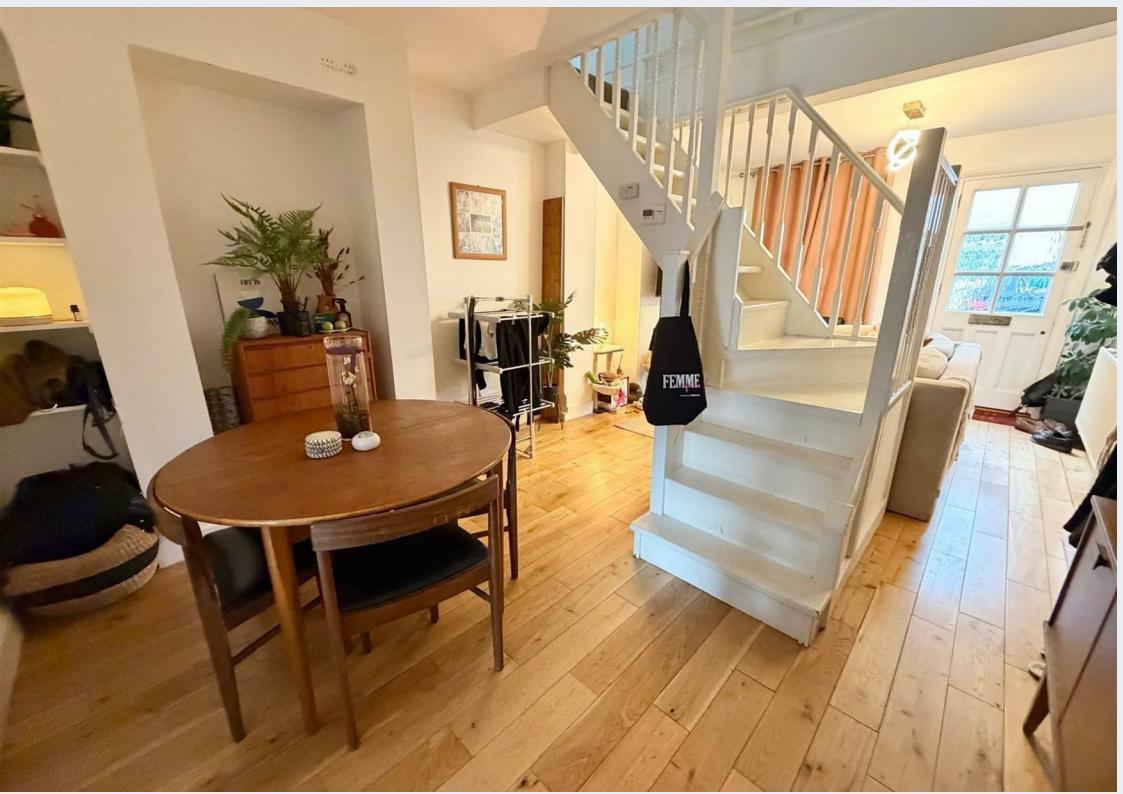
### VIEWING

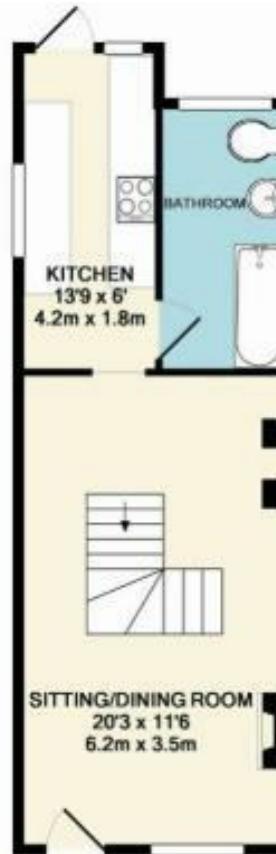
Strictly by appointment through Regent Estates.

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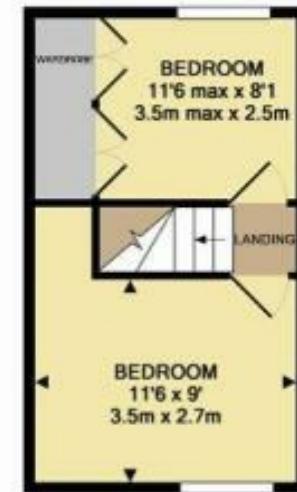




GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 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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1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.7 SQ.M.)

REGENT  
ESTATES

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