REGENT
ESTATES

GRAVEL PATH, BERKHAMSTED

£925,000 Freehold

ACCOMMODATION

An exceptional 4 bedroom, detached home, offering flexible accommodation over three floors with garage and driveway parking on the highly sought after, Gravel Path. The property is positioned in the heart of the conservation area within walking distance of the Town Centre, rail station and canal.

The accommodation briefly comprises, to the ground floor: sitting/dining room, kitchen/breakfast room and cloakroom, whilst to the first floor there are three bedrooms and family bathroom. The second floor has the master bedroom with en suite shower room. Externally, garden to the rear, garage and off-street parking.

Viewing comes highly recommended!

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted 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.

Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

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.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com

Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

REGENT ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com