



REGENT
ESTATES

MANDELYNS, NORTHCHURCH, BERKHAMSTED

£325,000 Freehold

ACCOMMODATION

Peaceful Two-Bedroom Retirement Bungalow for over 55's in Northchurch

Ideally positioned in a quiet and sought-after location in Northchurch, this well-presented two-bedroom retirement bungalow offers comfortable and independent living within attractive communal surroundings.

The accommodation comprises an entrance hall leading to a bright and spacious lounge/dining room, featuring patio doors that open directly onto a private patio area and the beautifully maintained communal gardens. The fitted kitchen provides ample storage and space for essential appliances, including a cooker, washing machine, and fridge freezer.

Both bedrooms are well-proportioned, while the generously sized bathroom is fully tiled and fitted with a large walk-in shower, vanity wash basin, and WC.

Externally, residents can enjoy the immaculately maintained communal gardens, with neatly manicured lawns, colourful flower beds, and mature shrubs creating a pleasant and relaxing environment. A private paved patio sits immediately outside the living room, providing an ideal space for outdoor seating. To the front of the property, attractive communal lawns are complemented by hedging, shrubbery, and conveniently placed benches for residents to enjoy. There is a service charge of Approx. £2,200 per annum for the upkeep of the communal areas.

The property further benefits from a garage located nearby.

A range of local amenities are within easy reach, including a Tesco store, Post Office, bakery, and fish and chip shop. Regular bus services provide convenient access to the town centre, while a church, public house, and recreational parks are all close by.

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.

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HP4 3HH

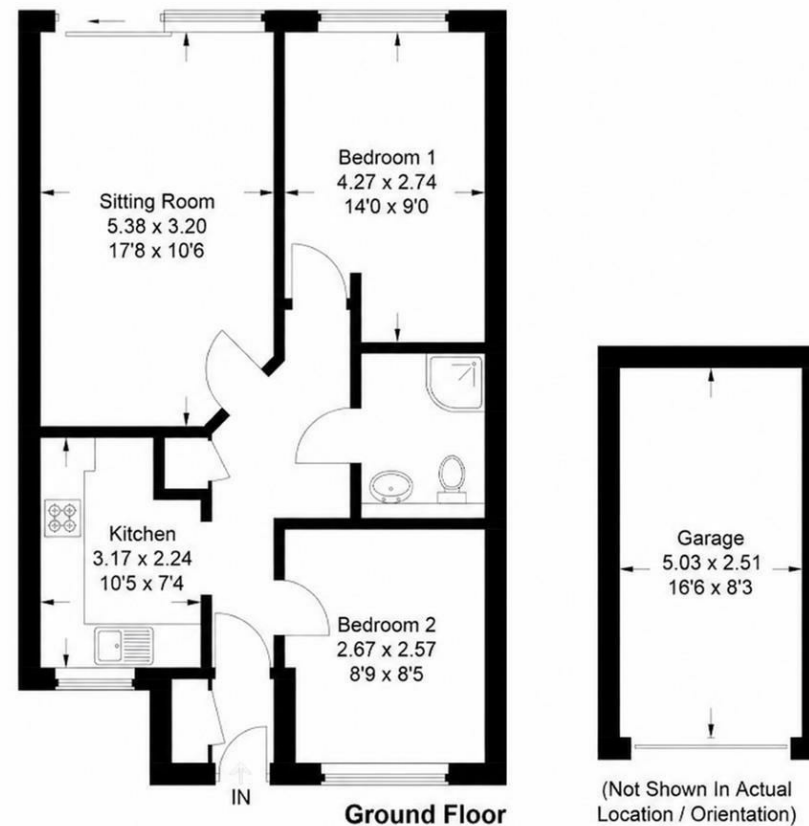
Email: info@regent-estates.com
www.regent-estates.com







Approximate Gross Internal Area
 59.0 sq m / 635 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 71.8 sq m / 773 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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