



REGENT
ESTATES

GREENWAY, BERKHAMSTED

£785,000 Freehold

ACCOMMODATION

This superb 3 bedroom, open-plan semi detached property, with outdoor terrace and large garden is ideally located in a prime location for the school catchment area for Sir Thomas Moore School or Greenway Primary in Berkhamsted.

The flow of the ground floor is very well thought out and designed with modern day living in mind. The entrance hall opens to a large living room with fireplace and open plan kitchen/diner extending the width of the property with downstairs WC. The property captures the feeling of light and space as the extension features Velux windows, and leads through the doors onto a large terrace area ideal for entertaining.

Upstairs the stairs lead up to three generous bedrooms with a full bathroom, boasting incredible views over Berkhamsted towards Ashridge Forest.

Outside the property there are two off street parking spaces outside with side access to the garden.

Berkhamsted was recently voted one of the best locations to live in the Southeast and offers a good range of leisure facilities in the area including train stations, schools, facilities, shopping, walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

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

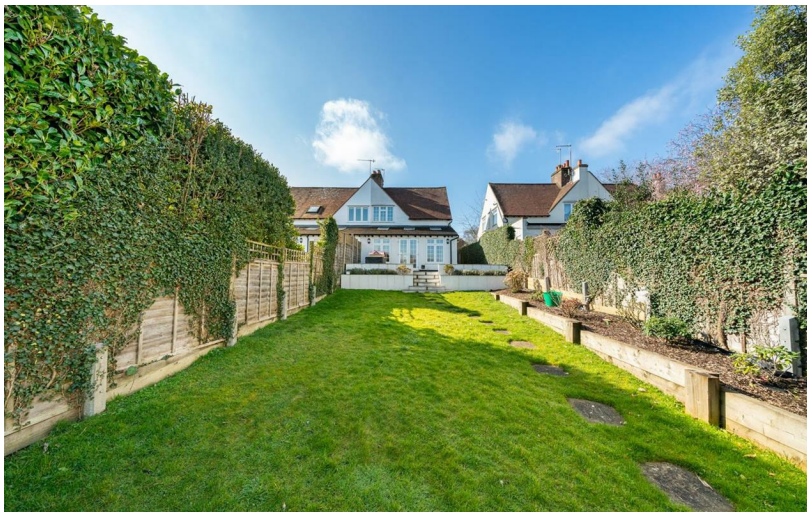
Strictly by appointment through Regent Estates.

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

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

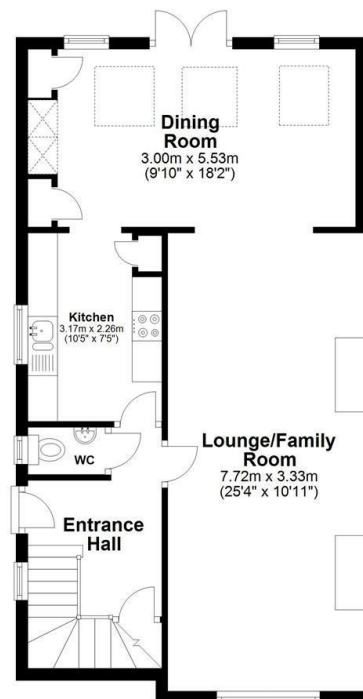






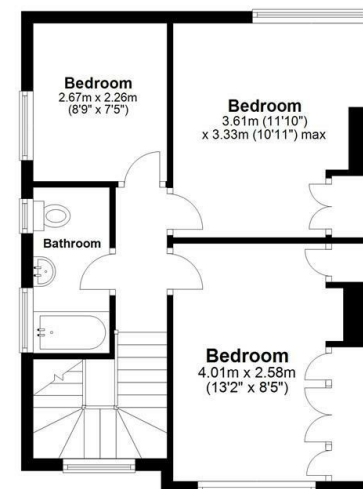
Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 103.0 sq. metres (1108.8 sq. feet)

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

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TELEPHONE: 01442 877878

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Herts, HP4 3HH

Email: info@regent-estates.com

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