



REGENT
ESTATES

CHAPEL STREET, BERKHAMSTED

£1,250,000 Freehold

ACCOMMODATION

A rare opportunity to purchase this superb town centre period property with many original features and off road carport parking.

This handsome period home retains many of the original character features such as high ceilings and architraves, along with beautiful fireplaces and windows.

The entrance hall provides access to the spacious living room with its original stone open fireplace and picture rails. Also from the hall the stairs rise to the first floor landing. There is also a door to the sitting room. A door beneath the stairs houses a utility room and cloakroom.

The present owner has sympathetically added a wonderful bright and large rear extension creating a superb kitchen, breakfast room and seating area. with doors leading out to the side garden with a detached garden room and a further shed.

From the upstairs landing is a Master Bedroom with en suite, 3 further double bedrooms, family bathroom and a large bright and spacious loft room.

Outside, the enclosed, pretty, part-walled terrace is a sun trap, ideal for summer entertaining. The lawned garden has gated access to perhaps the most unusual aspect of this fine home - the private parking area, large enough for up to two cars.

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes.

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

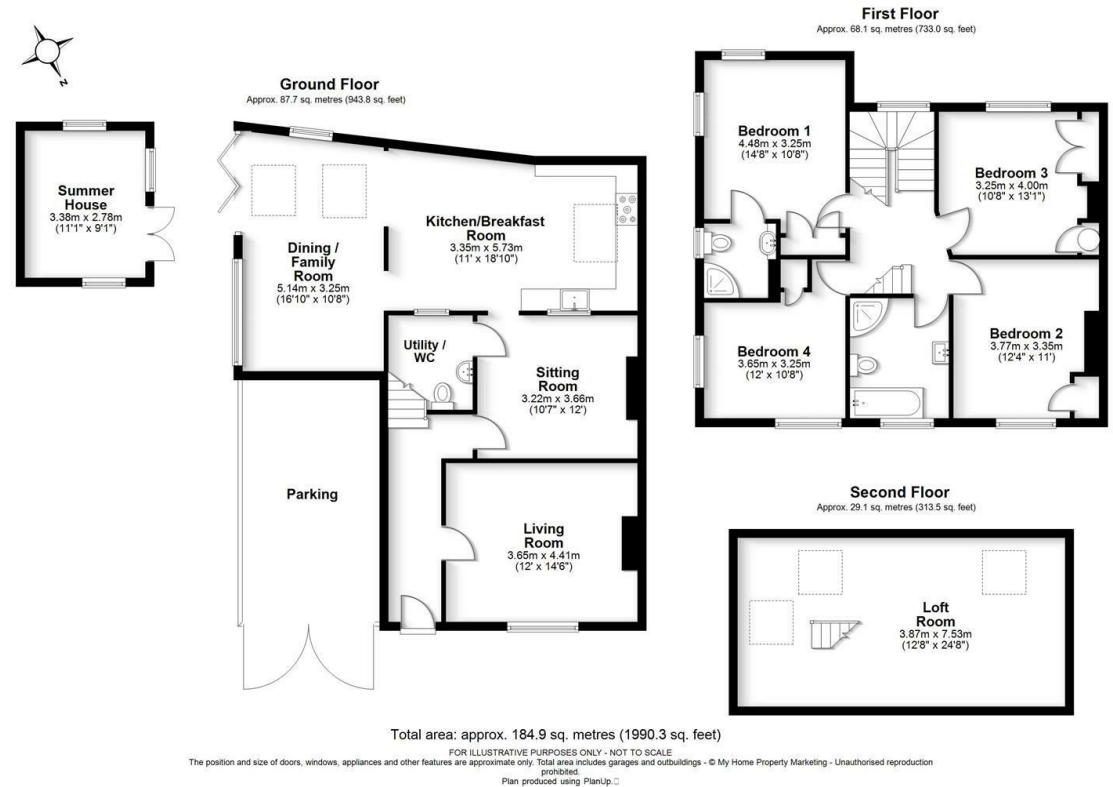
Strictly by appointment through Regent Estates.

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