



REGENT
ESTATES

ALMA ROAD, NORTHCHURCH, BERKHAMSTED

£585,000 Freehold

ACCOMMODATION

A Rarely Available, Unique & Charming Three-Bedroom Detached Character Cottage – No Upper Chain

Nestled in a quiet and sought-after residential location in Northchurch, this gorgeous period cottage offers a rare opportunity to own a truly distinctive home, full of charm and character. Dating back to circa 1908, the property is offered to the market with no upper chain.

Inside, the accommodation includes:

A welcoming entrance hall with stairs rising to the first floor

A spacious, triple-aspect living room featuring a beautiful period fireplace, ideal for entertaining or relaxing

A well-proportioned kitchen with lovely views over the rear courtyard garden

Upstairs, the first floor comprises:

A bright and airy master bedroom

A second double bedroom

A third single bedroom, ideal as a nursery, home office or guest room

A family bathroom complete with a luxurious spa bath

A built-in storage cupboard, providing practical space

Outside, the property enjoys a very pretty and private courtyard garden, adorned with established roses and vines, creating a peaceful outdoor retreat. The garden is bordered by stylish Venetian fencing and benefits from gated rear access leading to a private off-road parking area at the foot of the garden.

Northchurch village is situated within the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

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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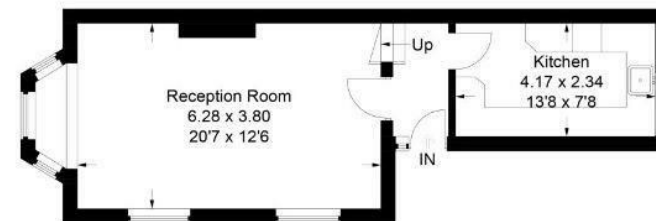
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Approximate Gross Internal Area
Ground Floor = 37.8 sq m / 407 sq ft
First Floor = 37.6 sq m / 405 sq ft
Total = 75.4 sq m / 812 sq ft



First Floor



Ground Floor

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.