



REGENT  
ESTATES  
01442 877 878  
FOR SALE

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# ST. MARYS AVENUE, NORTHCHURCH,

**£495,000** Freehold

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## ACCOMMODATION

A charming two bedroom semi detached bungalow with garage and stunning views.

A well presented bungalow offering generous sized rooms, garage/workshop and a large garden, ideally situated in a quiet residential road close to local shops.

Currently the property consists of a Entrance, hallway, large through living/dining room, a fitted kitchen, two double bedroom with build in wardrobes and family bathroom.

Externally there are well-kept front and rear gardens. The rear garden is laid to lawn and is accessed from the kitchen with steps leading down.

In addition, there is a garage and a shed, plus a generous driveway.

The property is offered for sale with no upper chain.

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

## 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.

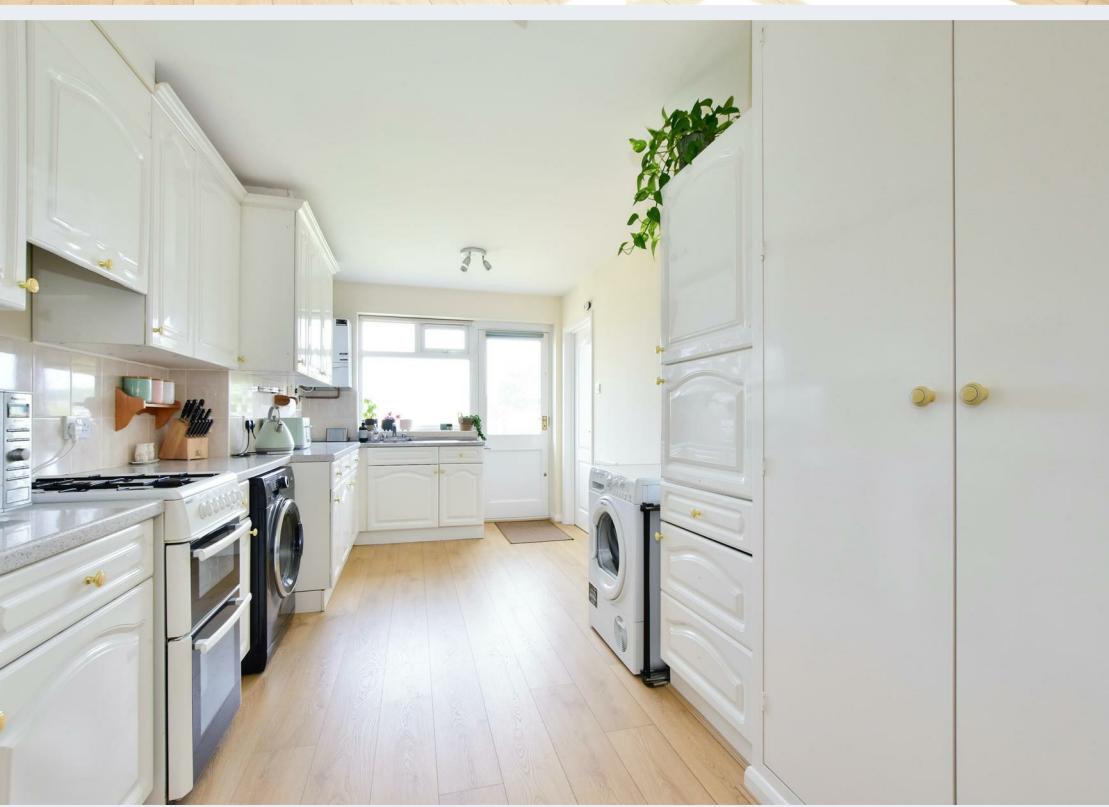
## VIEWING

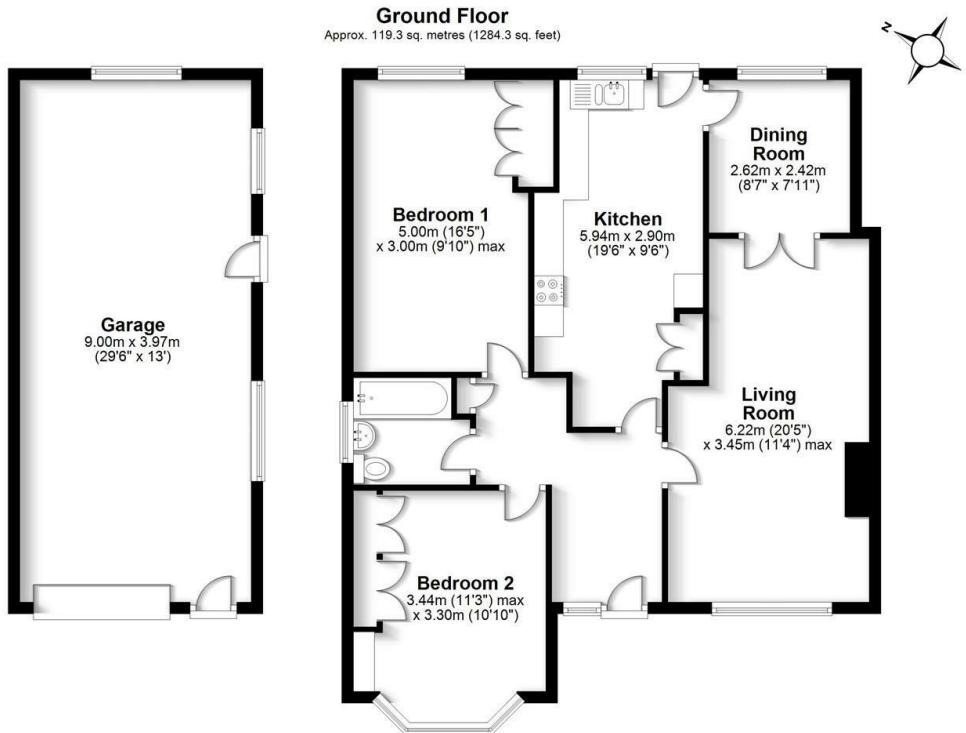
Strictly by appointment through Regent Estates.

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Total area: approx. 119.3 sq. metres (1284.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings. © My Home Property Marketing - Unauthorised reproduction prohibited.  
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