



REGENT
ESTATES

HIGHFIELD ROAD, BERKHAMSTED

£605,000 Freehold

ACCOMMODATION

A deceptively spacious and unique 3 bedroom cottage with parking and rear courtyard garden situated in a tucked away location on Highfield road. The property is located in a prime position, within walking distance to the High Street and Train Station.

With a private side door entrance, the property opens into a good size entrance hall. The downstairs living area comprises of a front lounge, separate dining and a spacious galley kitchen opening onto the well maintained courtyard, complete with WC.

Upstairs surprisingly unfolds offering extra width of the property, featuring 3 double bedrooms, two benefiting from built in wardrobes, and a family bathroom.

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

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

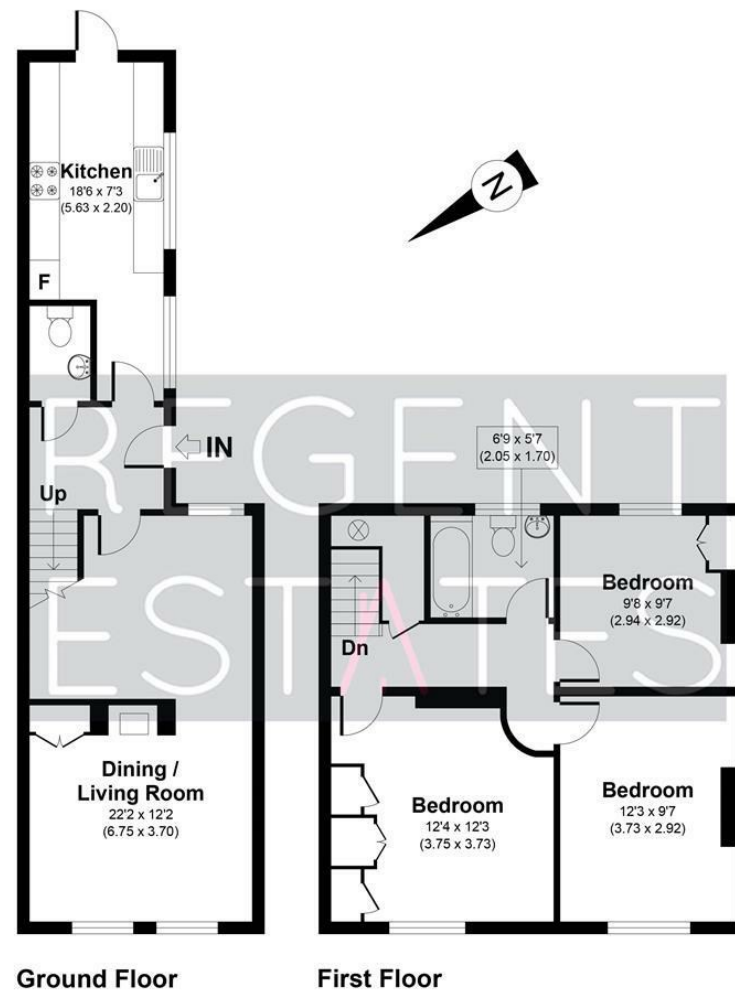
Strictly by appointment through Regent Estates.

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

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







Highfield Road, HP4

APPROXIMATE GROSS INTERNAL AREA 938 SQ FT / 87.13 SQ M
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