



REGENT
ESTATES

HOLLIDAY STREET, BERKHAMSTED

£550,000 Freehold

ACCOMMODATION

Charming Two-Bedroom Character Cottage in the Heart of Berkhamsted | No upper chain!

This beautifully presented two double bedroom character cottage is ideally located in the heart of Berkhamsted, offering a perfect blend of period charm and modern living. The property also benefits from a versatile loft room, currently used as a study, with delightful views over the rear garden.

Accommodation comprises:

Welcoming entrance hall

Spacious open-plan sitting and dining room, ideal for entertaining

Stylish, well-appointed kitchen with a skylight, flooding the space with natural light

Rear lobby and a beautifully finished ground floor bathroom

Two generous double bedrooms on the first floor

Loft room, perfect as a study or occasional guest room

Outside:

Enjoy a secluded terraced rear garden — a tranquil space for relaxing or al fresco dining. To the front, a charming walled garden adds curb appeal and benefits from convenient side access to the rear.

Location:

Situated just moments from Berkhamsted's vibrant High Street, the cottage is within easy reach of a range of independent cafes, restaurants, and boutiques, as well as established retailers like Waitrose, Marks & Spencer, Boots, and Costa Coffee.

Commuter-friendly:

Berkhamsted is a sought-after location for commuters, thanks to excellent transport links. The A41 provides quick access to the M25 (J20), while Berkhamsted station offers regular direct services to London Euston in approximately 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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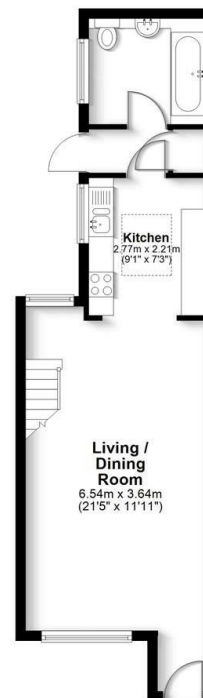
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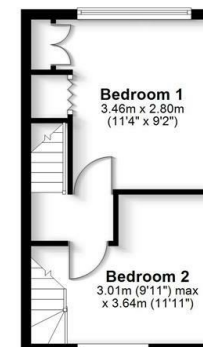




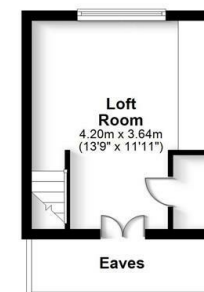
Ground Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.2 sq. feet)



Second Floor
Approx. 19.2 sq. metres (206.4 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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