



REGENT  
ESTATES

# SPARROWS HERNE, BERKHAMSTED

£3,950 PCM

## DESCRIPTION

LET AGREED AT FIRST VIEWING An immaculate FIVE DOUBLE BEDROOM family house located on the edge of town and offering light, spacious and contemporary living accommodation over three floors. Secure rear garden. Driveway tandem parking for two cars. Double garage not included. FURNISHED OR UNFURNISHED. Gas central heating. EPC Rating B. Council Tax Band G.

Accommodation: Entrance hallway, impressive main reception room through to the kitchen/breakfast room with two pairs of French doors opening out to the rear terrace and enclosed garden, study overlooking the front approach, downstairs WC/utility room, all rooms benefitting from beautiful herringbone flooring. On the first floor are the principal bedroom suite with walk-in dressing room and shower room, plus three further double bedrooms. The second floor offers two further double bedrooms and shower room.

The historic market town of Berkhamsted is well known for its excellent schooling, town centre railway station giving access to London Euston and vast array of vibrant coffee shops and restaurants.

## VIEWING

Strictly by appointment through Regents Estates

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Email: [info@regent-estates.com](mailto:info@regent-estates.com)

Important Notice

1. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
2. The floor plan is not drawn to scale. Room sizes are taken between internal wall surfaces and should not be relied upon for carpets and furnishings.

