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REGENT
ESTATES

MANDELYNS, NORTHCHURCH, BERKHAMSTED

£350,000 Freehold

ACCOMMODATION

A very well positioned two double bedroom semi-detached, warden-assisted bungalow for the over 55s, complete with a garage. The property is set within beautifully maintained gardens and forms part of the highly sought-after Mandelyns development, ideally located within walking distance of local shops and bus routes.

The welcoming entrance hall provides access to all principal rooms. To the rear of the property is a bright and spacious sitting/dining room with direct access to the patio and attractive rear garden, creating an ideal space for both relaxation and entertaining. The kitchen is conveniently positioned adjacent to the dining area and enjoys views over the front garden.

There are two generously sized double bedrooms and a modern shower room with a window to the side. The main bedroom overlooks the rear garden and benefits from a built-in wardrobe. The second bedroom is situated opposite the kitchen and offers flexible accommodation, serving equally well as a guest bedroom or separate dining room, depending on preference.

Externally, the property features a spacious rear patio overlooking the communal gardens. A single garage is conveniently positioned near to the bungalow, with additional street parking in front.

The property is ideally situated for local amenities and the historic market town of Berkhamsted, which can be reached via a delightful walk along the Grand Union Canal.

Last maintenance charge was £1,110.68 which is billed every 6 months.

Northchurch is ideally situated just a short distance from the historic market town of Berkhamsted, renowned for its excellent shopping, sporting, and educational facilities.

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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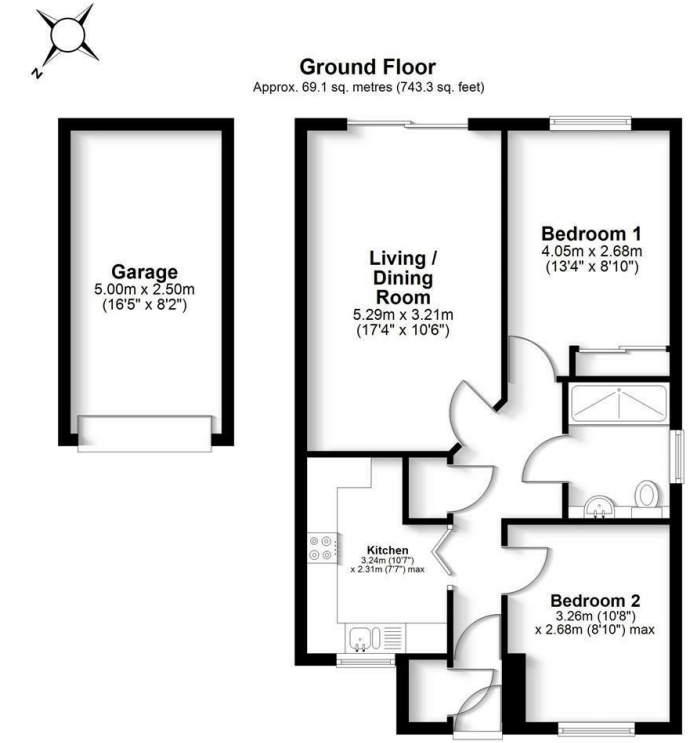












Total area: approx. 69.1 sq. metres (743.3 sq. feet)

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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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