
74
REGENT
ESTATES

ELLESMERE ROAD, BERKHAMSTED

£595,000 Freehold

ACCOMMODATION

A charming Victorian mid-terrace home offering TWO large double bedrooms, a DOUBLE GARAGE, and an enviable location within easy walking distance of Berkhamsted town centre and the mainline train station. Offered with no upper chain.

Beautifully presented and full of period charm, this attractive home is arranged over three floors and, unusually for a property of this style, offers three reception rooms, providing excellent flexibility for modern family living, entertaining, or home working. Additional benefits include gas-fired radiator central heating, a sunny rear patio and garden, and the rare advantage of a double garage.

Accommodation

A welcoming entrance hallway leads into a bright and elegant living room, featuring a large bay window and an attractive period fireplace. The spacious breakfast/dining room also benefits from a feature fireplace and useful understairs storage, creating an ideal space for everyday dining or entertaining.

To the rear of the property, the modern fitted kitchen overlooks the garden and is equipped with a range of integrated appliances. Stairs lead down to the lower ground floor, where you'll find a practical utility room and a delightful garden room, ideal as a home office, family room, or sunroom. French doors open directly onto the rear patio and south-facing garden, creating an excellent indoor-outdoor living space.

On the first floor are two generous double bedrooms and a well-appointed family bathroom. The principal bedroom enjoys two large front-facing windows that fill the room with natural light, while the second bedroom is also a comfortable double! The bathroom is partly tiled and features a panelled bath with a power shower over, along with views across the south-facing rear garden.

Outside, the sunny rear garden provides a lovely space for relaxing and entertaining, while the double garage offers excellent storage, secure parking, or potential workshop space—an increasingly rare feature for a property of this type.

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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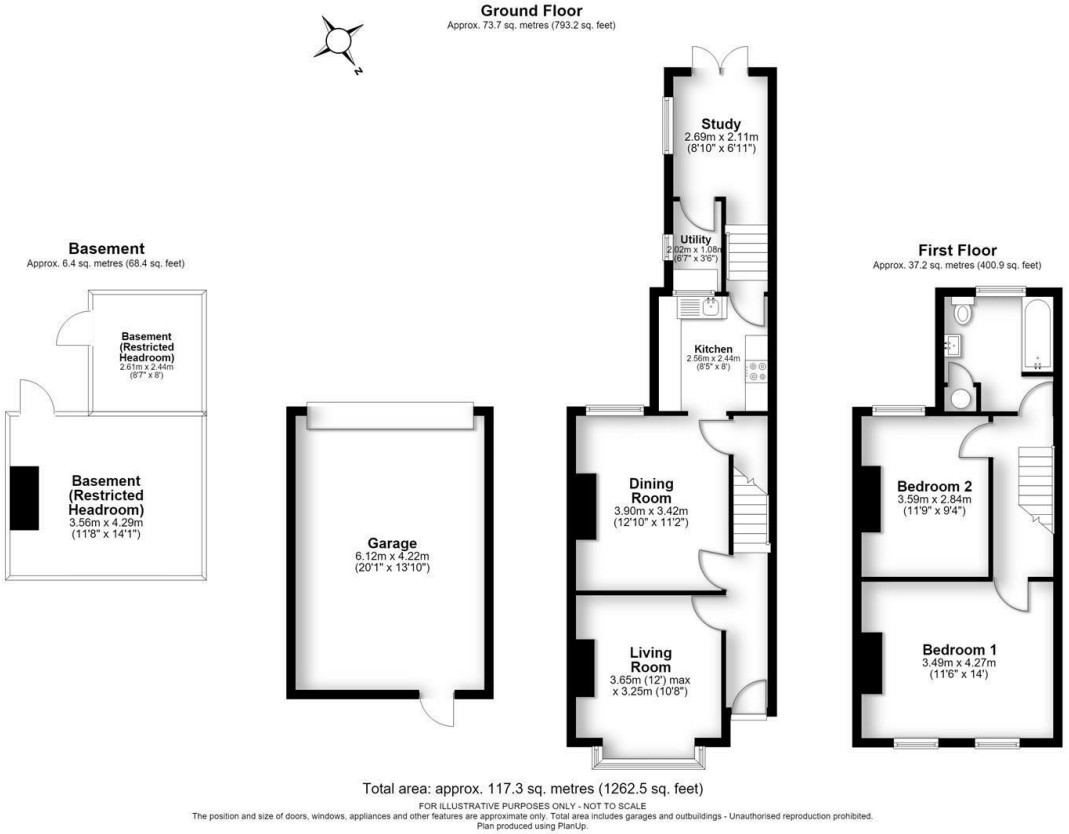












Total area: approx. 117.3 sq. metres (1262.5 sq. feet)

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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