80
REGENT
ESTATES

SWING GATE LANE, BERKHAMSTED

£725,000 Freehold

ACCOMMODATION

Situated on the highly sought-after Swing Gate Lane in Berkhamsted, this three-bedroom detached residence presents a rare opportunity for purchasers seeking a home with significant potential. Requiring modernisation, the property offers an excellent foundation for those wishing to tailor and enhance the accommodation to their own specifications.

This is an increasingly uncommon chance to acquire a detached home in one of Berkhamsted's most desirable residential locations, providing outstanding scope to create a bespoke and truly special living environment. Early viewing is highly recommended.

The ground floor comprises two generously proportioned reception rooms alongside a kitchen, offering a practical and flexible layout for day-to-day living. To the rear, the private west-facing garden enjoys afternoon and evening sunlight, creating an inviting space for relaxation or gardening. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property is conveniently positioned within walking distance of Berkhamsted's vibrant High Street, which offers a wide selection of shops, cafés and restaurants. Berkhamsted mainline station is also close by, providing direct services into London in approximately 30 minutes. Families will value the proximity to excellent local schooling, including the well-regarded Berkhamsted School and Ashlyns Secondary School.

Further benefits include a private driveway providing off-street parking, accessed via a one-way side lane, offering additional privacy in this prime location. The property is offered with no upper chain, allowing for a smooth and efficient purchase process.

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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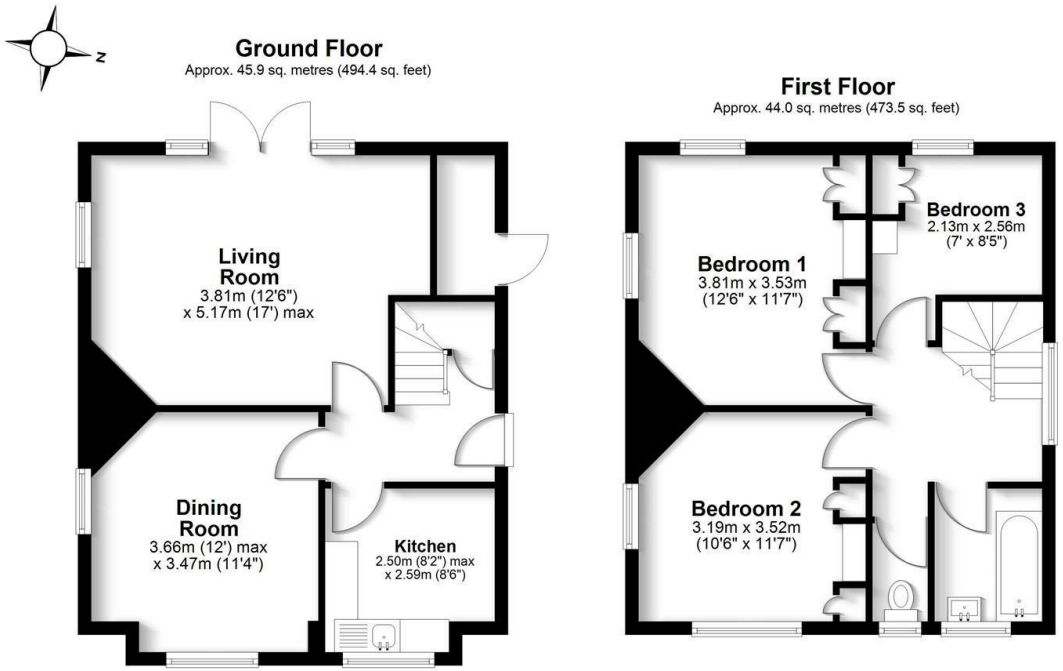

Total area: approx. 89.9 sq. metres (967.9 sq. feet)

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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