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# EMERTON GARTH, NORTHCHURCH, BERKHAMSTED

£270,000 Freehold

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## ACCOMMODATION

A highly sought after one bedroom retirement bungalow with a south facing aspect situated in this peaceful location close to local amenities. NO UPPER CHAIN!

Accommodation comprises: Entrance hall, sitting room with patio doors leading out, fitted kitchen, spacious bedroom, a generous sized bathroom with shower and a large loft.

Outside the property has a private patio leading to landscaped communal gardens. There is also a communal outside store and residents also benefit from private access onto the Grand Union Canal.

Please note, the property is available to people aged 55 and over. Marketed with no onward chain.

## LOCATION

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

Berkhamsted offers a wide range of shopping, from independent boutiques to National names such as Waitrose and WH Smith. Milton Keynes and London are both easily accessible too.

## 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

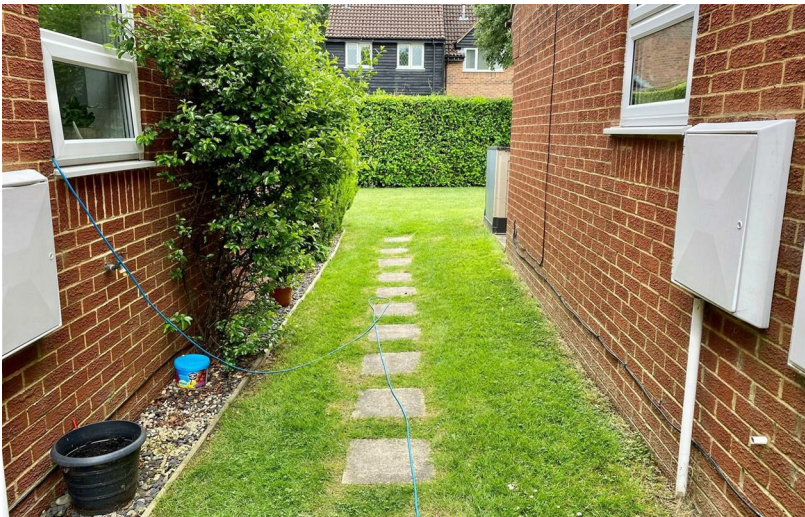
Strictly by appointment through Regent Estates.

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### Floor Plan

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 43.6 sq. metres (469.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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