



REGENT
ESTATES

ST. EDMUNDS, BERKHAMSTED

£475,000 Freehold

ACCOMMODATION

A well presented 4 double bedroom family home, in central Berkhamsted. The property benefits driveway parking, a private west facing garden and is located perfectly for access to schools, the High Street and train station,

The property comprises: entrance hall, downstairs WC/shower room, utility, bedroom 4/study, open plan living/dining room, modern kitchen/breakfast room, first floor landing, three double bedrooms, airing cupboard and a family bathroom. Outside there is private rear garden with gated access onto Chesham road.

The property has been updated throughout so this is an ideal property for anyone who is looking for as little work as possible when they move into their new home.

LOCATION

Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible via the M1 and the train line.

There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

OUTSIDE

The sunny low maintenance rear garden is fully enclosed with rear access via a gate. A good little space for outdoor entertaining or for the children to play in.

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

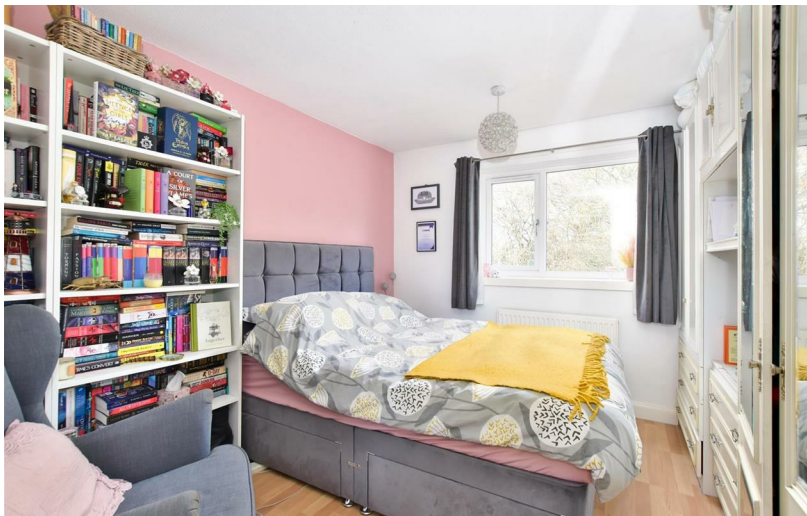
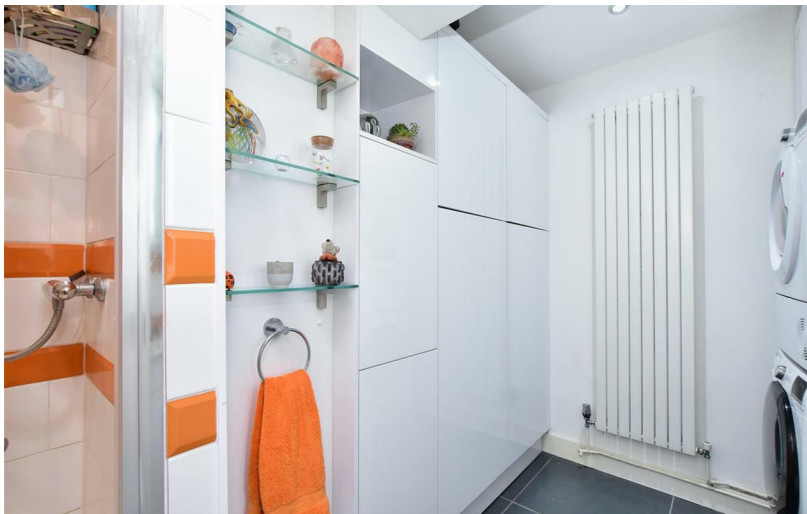
Strictly by appointment through Regent Estates.

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Total area: approx. 102.9 sq. metres (1108.0 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 > My Home Property Marketing - Unauthorised reproduction prohibited.
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