



REGENT
ESTATES

CROSS OAK RD, BERKHAMSTED

£600,000 Freehold

ACCOMMODATION

This charming and spacious Victorian mid-terrace, newly renovated, 2-bedroom property, is located on the sought-after Cross Oak Road very close to the Berkhamsted High Street.

The ground floor opens via a hallway with access to stairs to the first floor and a downstairs utility/WC, and leads to a front reception room and second reception area with doors into the kitchen. The open plan kitchen-diner opens up through bifold doors to the newly laid terrace and lawned garden area - ideal for entertaining. The property also benefits from side lane access to the garden. The bespoke solid wood kitchen comprises large pan drawers, a pull-out pantry cupboard, plus a Butler sink and Range cooker and is complete with underfloor heating.

The upstairs comprises two large double bedrooms (one with original feature fireplace) and a family bathroom. Access to the loft is available and is a fantastic opportunity to maximise the space and extend into a loft conversion STPP.

Berkhamsted was recently voted one of the best locations to live in the Southeast and offers a good range of leisure facilities in the area including train stations, 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.

LOCATION

OUTSIDE

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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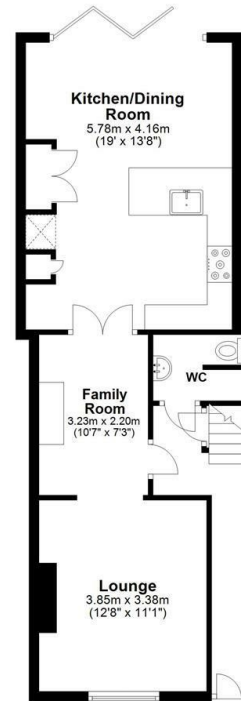
Email: info@regent-estates.com
www.regent-estates.com







Ground Floor
Approx. 54.4 sq. metres (588.1 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

5 Cross Oak Road

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