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REGENT
ESTATES

VALLEY ROAD, NORTHCHURCH, BERKHAMSTED

£625,000 Freehold

ACCOMMODATION

Offered to the market for the first time since new, this three-bedroom semi-detached home is located in a peaceful residential setting, featuring driveway parking, a private rear garden, and direct access to the canal—perfect for family life or tranquil waterside walks.

Ground Floor

Step into a spacious entrance hall, with stairs rising to the first floor. The front living room flows seamlessly into the dining area, complete with patio doors that open directly onto the garden—ideal for entertaining or enjoying quiet summer evenings. A separate, well-appointed kitchen offers ample storage, integrated appliances, and convenient access to the side and rear gardens.

First Floor

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for family, guests, or home office use. A fully converted loft room, featuring Velux and fitted windows, provides additional space ideal for a playroom, studio, or study. A family bathroom completes the upper-level accommodation.

Outside

To the front and side, the property benefits from driveway parking and a detached garage, offering secure storage or workshop potential. The rear garden is an ideal family-friendly space, with a paved patio area for seating or dining, and the remainder laid to lawn, bordered by mature planting and with direct access to the canal towpath—a rare and desirable feature.

Berkhamsted offers a wonderful lifestyle, combining the charm of a historic market town with modern amenities. Residents enjoy an excellent choice of schools, a bustling High Street filled with shops, cafés, and restaurants, picturesque canal and countryside walks, and a direct mainline connection into London Euston.

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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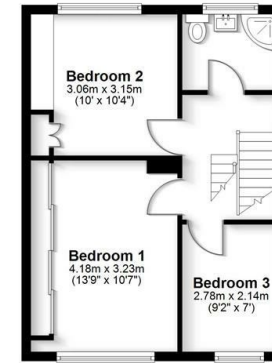




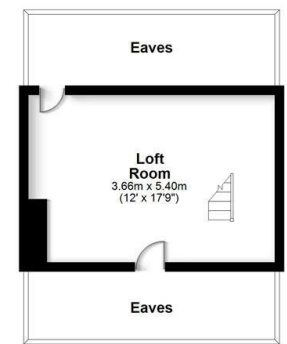
Ground Floor
Approx. 52.5 sq. metres (564.7 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.6 sq. feet)



Second Floor
Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 128.4 sq. metres (1382.3 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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