



ALMA ROAD

1000  
COTTAGE

REGENT  
ESTATES

# ALMA ROAD, NORTHCHURCH, BERKHAMSTED

£585,000 Freehold

---

## ACCOMMODATION

A rarely available unique and gorgeous three bedroom detached character cottage, offered to the market in this quiet residential location in Northchurch, with the added benefit of having no upper chain.

This period property, which is thought to date back to 1908, comprises of a welcoming entrance hall with stairs rising to the first floor, very spacious triple aspect living room with feature fireplace and a good size kitchen with views over the courtyard garden.

The first floor enjoys a bright and airy master bedroom, second double bedroom, further third single bedroom, family bathroom with a spa bath and good size built in storage cupboard.

Outside there is an very pretty private rear courtyard garden with well established Roses and vines. The garden is bordered by Venetian fencing with gated rear access to an off road parking area at the foot of the garden.

## 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.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

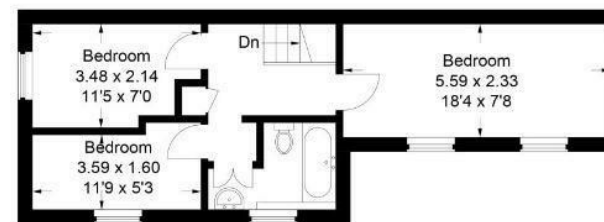
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)



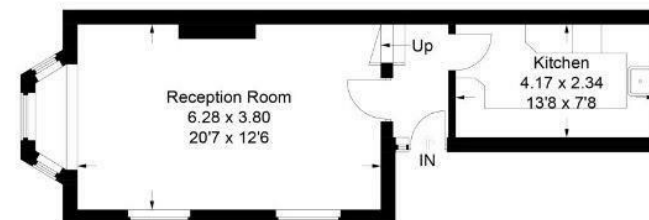




Approximate Gross Internal Area  
Ground Floor = 37.8 sq m / 407 sq ft  
First Floor = 37.6 sq m / 405 sq ft  
Total = 75.4 sq m / 812 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

REGENT  
ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,  
Herts, HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)

[www.regent-estates.com](http://www.regent-estates.com)