



26

REGENT
ESTATES

VALLEY ROAD, NORTHCHURCH, BERKHAMSTED

£625,000 Freehold

ACCOMMODATION

VIEWINGS FROM TUESDAY 9TH SEPTEMBER! Offered to the market for the first time since new, this three bedroom semi detached home is set within a peaceful residential location with driveway parking and a private rear garden with access onto the canal.

Accommodation to the ground floor comprises spacious entrance hall, with stairs rising to a first floor landing area, a good size 'front room' which flows through to a dining area with patio doors leading out onto the garden. The separate kitchen is well appointed with fitted appliances and side door to the rear garden.

To the first floor are three well proportioned bedrooms, a fully converted loft room with velux and fitted windows and a family bathroom completes the accommodation.

Externally there is parking with a driveway to the front and side and a detached garage. The rear garden is an ideal family space with patio area directly to the rear of the house and the main part of the garden laid to lawn.

There is a rear gate that provides access to the canal for walks to the town centre, station and beyond.

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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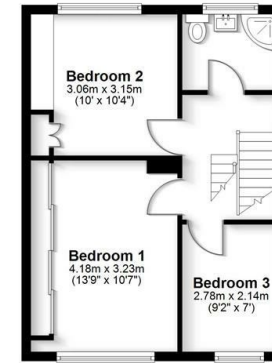




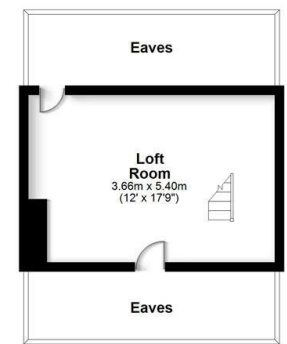
Ground Floor
Approx. 52.5 sq. metres (564.7 sq. feet)



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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