



REGENT
ESTATES

KITE FIELD, NORTHCHURCH

£675,000 Freehold

ACCOMMODATION

A rare opportunity to purchase this corner plot, TWO BEDROOM link detached bungalow in a popular yet peaceful residential area overlooking the River Bulbourne in the centre of Northchurch, offered with NO CHAIN and presented newly redecorated and re-carpeted.

The entrance hallway leads through to a large living/dining room benefiting from sliding doors through to the conservatory and hard landscaped rear garden. The kitchen

There are two bedrooms and a modern fitted bathroom with a shower.

The garden is partially walled with a large terrace and access into the single garage and gated access to driveway.

Northchurch is located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for with a convenient Tesco Express, Post Office, fish and chip shop and bakery.

Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

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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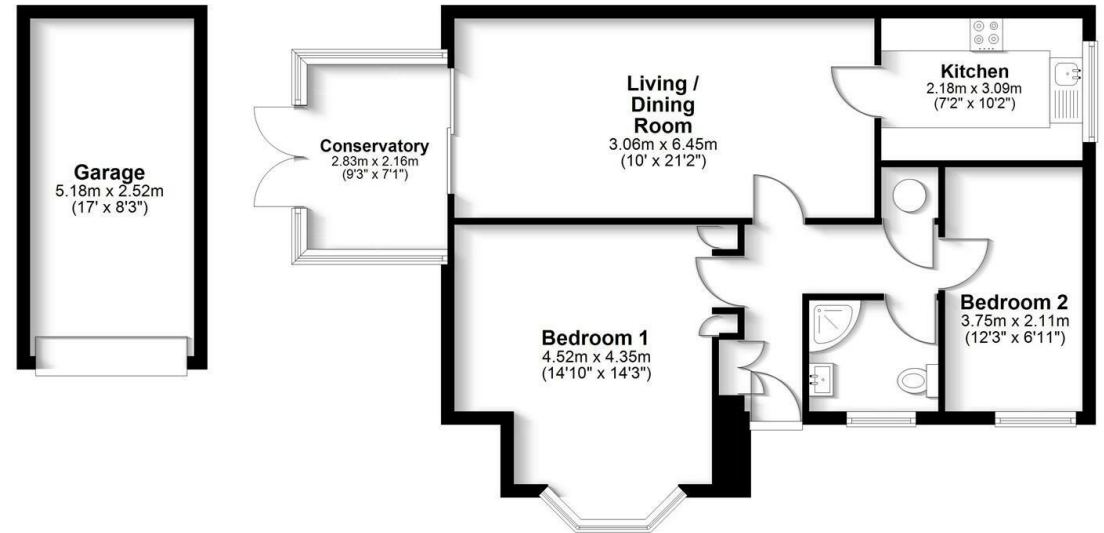






Ground Floor

Approx. 82.1 sq. metres (883.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.8 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.
Plan produced using PlanUp. □

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