



REGENT
ESTATES

KITE FIELD, NORTHCHURCH

£645,000 Freehold

ACCOMMODATION

A Rare Opportunity – Link-Detached Two-Bedroom Bungalow with River Views
No Chain | Newly Redecorated | Sought-After Northchurch Location

Positioned on a desirable corner plot in a peaceful residential area, this beautifully presented two-bedroom link-detached bungalow overlooks the River Bulbourne in the heart of Northchurch. Offered to the market with no onward chain, the property has been recently redecorated and re-carpeted, offering a move-in-ready home in a tranquil yet central setting.

Upon entering, a welcoming hallway leads into a spacious living/dining room, featuring sliding doors that open into a bright conservatory and the hard-landscaped rear garden—ideal for low-maintenance outdoor living.

The kitchen has been fitted with modern cabinets, integrated appliances, and recently laid wooden flooring, creating a practical and stylish cooking space.

The generously sized master bedroom benefits from a charming bay window overlooking the front of the property, with a second double bedroom also enjoying a front aspect and bay window. A sleek, contemporary shower room is conveniently located adjacent to both bedrooms.

Outside, the partially walled rear garden features a large terrace, perfect for entertaining or relaxing. A side gate leads to the driveway, and there is direct access into the single garage via the garden.

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, the welcoming community of 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.

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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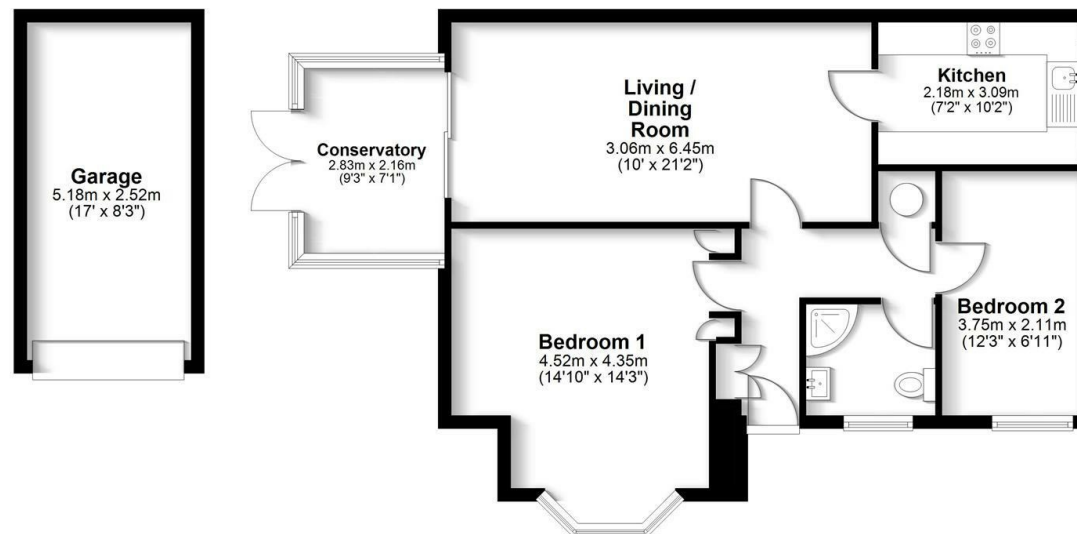






Ground Floor

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.
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