



REGENT
ESTATES

HAXTERS CLOSE, BERKHAMSTED

£500,000 Freehold

ACCOMMODATION

Regent Estates are delighted to offer a rarely available two double bedroom terrace built in 2021, this spacious home offers a downstairs cloak room, south west facing garden and is in excellent condition throughout.

Ground floor accommodation includes a generous lounge/dining room at the rear. From here a glazed door allows access to the garden. To the front, the kitchen features ample modern cabinetry with integrated oven, gas hob, fridge/freezer and washer/dryer. The entrance hall gives access to a convenient cloaks/WC, useful under stairs storage, and stairs to the first floor.

On the first floor there are two good-sized bedrooms and a modern family bathroom.

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

A service charge of £29.14/month covers estate maintenance.

Council tax band D (Dacorum).

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London (Euston).

LOCATION

OUTSIDE

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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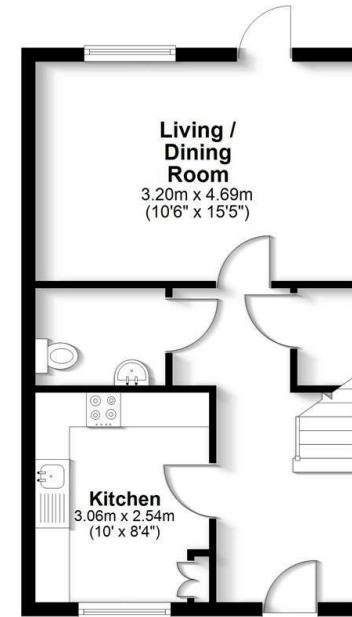






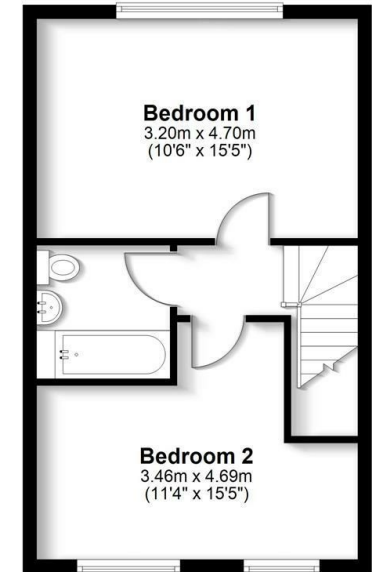
Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 74.0 sq. metres (796.4 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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