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REGENT
ESTATES

LOXLEY ROAD, BERKHAMSTED

£450,000 Freehold

ACCOMMODATION

A beautifully presented two double bedroom semi-detached home, situated in a popular residential location, offering well-proportioned accommodation, a south-facing garden and excellent potential for further extension, subject to the necessary planning consents.

The property has been maintained to an excellent standard throughout and is arranged over two floors.

The ground floor comprises a welcoming entrance hall, a spacious living/dining room of superb proportions and a well-appointed fitted kitchen. To the side is a useful lean-to providing additional storage and covered front to back side access. From here there is also access to two further storage areas.

On the first floor are two double bedrooms and a modern family bathroom.

Outside, the property enjoys a particularly appealing south-facing rear garden, providing an excellent space for entertaining, gardening and relaxing in the sunshine.

Prospective purchasers may be interested to know that to both the side of the property and into the garden offers potential for further development, subject to the usual planning and building regulations.

The property is being sold with no upper chain.

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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NORTH WALES





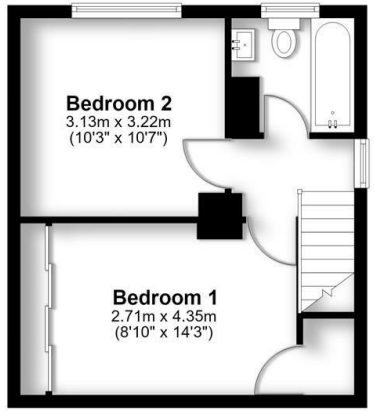




Ground Floor
Approx. 44.7 sq. metres (481.5 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 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 -
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