8
REGENT
ESTATES

ASHBY ROAD, NORTHCHURCH, BERKHAMSTED

£575,000 Freehold

ACCOMMODATION

Regent Estates are delighted to market a three bedroom semi detached in need of modernisation. Set in a desirable quiet location, the property is marketed for the first time in over 40 years and benefits a west facing garden, driveway, detached garage and potential to extend subject to planning. NO UPPER CHAIN.

The accommodation briefly comprises entrance hall, two large reception rooms and separate kitchen with side access to the garden. Upstairs there are two double bedrooms, a further single bedroom and a family bathroom finishes off the internal accommodation. The property offers plenty of potential to increase the living space further subject to planning permission.

Outside, the home enjoys a generous west facing rear garden, with a good size work shop. There is a further garden to the front, detached single garage, and driveway providing off road parking.

This superb property is situated in a popular residential location within walking distance of public transport, local shops and the village bakery/café.

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

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OUTSIDE

Outside, the home enjoys a generous west facing rear garden, with a good size work shop. There is a further garden to the front, detached single garage, and driveway providing off road parking. The property is a short walk from local amenities and an appointment to view is highly recommended.

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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www.regent-estates.com

Total area: approx. 105.8 sq. metres (1139.1 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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