



REGENT  
ESTATES

# WILLIAM STREET, BERKHAMSTED

£535,000 Freehold

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## ACCOMMODATION

A generous sized two bedroom end of terrace cottage with loft room, ideally situated on a quiet, private road close to the canal and within walking distance of the town centre and train station. The property benefits 'on street parking' for 'residents only', private west facing garden with patio area, side access and sold with no upper chain.

Accommodation: Cosy living room with log burner, spacious open plan kitchen/diner with patio doors opening up to the rear garden, stairs up to the main double bedroom with built-in storage cupboard, single bedroom, large family bathroom, large converted loft room.

EPC rating D. Council Tax band D.

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown.

Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Today, the town 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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Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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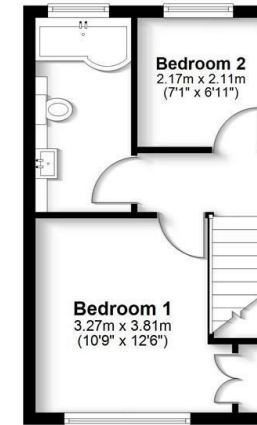
**Ground Floor**

Approx. 35.3 sq. metres (380.4 sq. feet)



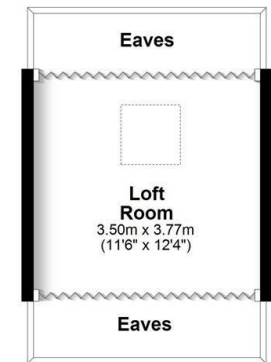
**First Floor**

Approx. 25.0 sq. metres (269.5 sq. feet)



**Loft Room**

Approx. 20.3 sq. metres (218.9 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 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 -  
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