



REGENT  
ESTATES  
01442 877 878  
FOR SALE

43

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# HIGHFIELD ROAD, BERKHAMSTED

£415,000 Freehold

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## ACCOMMODATION

A two bedroom character cottage situated within walking distance of the town and station. No upper chain and Planning permission approved to demolish the existing ground floor rear outrigger to allow the construction of a new rear ground and first floor extension alongside a rear roof dormer window.

23/00767/FHA (Copy and paste on Dacorum Borough Council planning website to access the plans and drawings)

The property has been completely redecorated throughout and new carpet on the stairs and both bedrooms.

The accommodation provides: sitting room, Fitted kitchen/breakfast room, modern bathroom. On the first floor there are two double bedrooms. Other benefits include gas fired central heating and double glazing.

\*Rating D. Council  
\*Tax Band C.

Disclosure of personal interest :  
Pursuant to statutory provisions to be found in the Estate Agents (Provision of Information) Regulations 1991. Regent Estates can disclose that the owner of this property is connected to Regent Estates.

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

From our office proceed along the High Street which becomes the A4251 London Road, Highfield Road is the fourth road on the right hand side.

## OUTSIDE

A good sized rear garden with well defined borders. There is secured rear access leading to a very useful outbuilding.

## 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

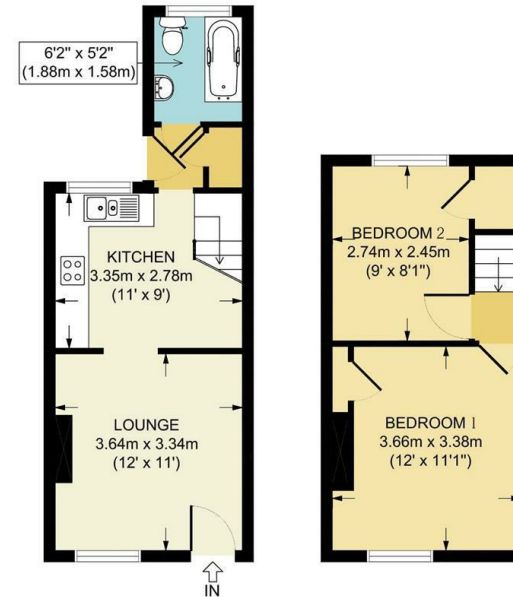
Strictly by appointment through Regent Estates.

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APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT / 49 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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