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REGENT
ESTATES

WESTBROOK DRIVE, BOURNE END

£450,000 Freehold

ACCOMMODATION

A beautifully presented and well proportioned two double bedroom home with off street parking for two situated in this modern Canal side development `Westbrook Moorings` positioned midway between Berkhamsted and Hemel Hempstead.

Constructed in 2022, the property offers well planned accommodation comprising a spacious entrance porch with doors to a guest cloakroom and the inner entrance hall which opens to the fully integrated fitted kitchen with a range of wall and base units and quartz work surfaces and a further door to the spacious living/dining room with patio doors opening to the rear garden.

To the first floor is a landing with loft access and two well proportioned bedrooms, the master beneftting an en suite shower room. Finishing the accommodation is the luxury family bathroom.

Externally, the property benefits from a generous rear garden enjoying a private position and arranged with a patio seating area leading to lawn with fenced boundaries and a shed to the gardens end.

To the front of the property are two allocated parking spaces. With high specification throughout including upgraded fixtures and fittings including solar panels, fitted shutter blinds and 8 years remaining on the new build warranty, an appointment to view is highly recommended to appreciate this lovely property.

NB: The current vendors advise there is a maintenance charge for upkeep of the communal grounds of approximately £468.00 per annum.

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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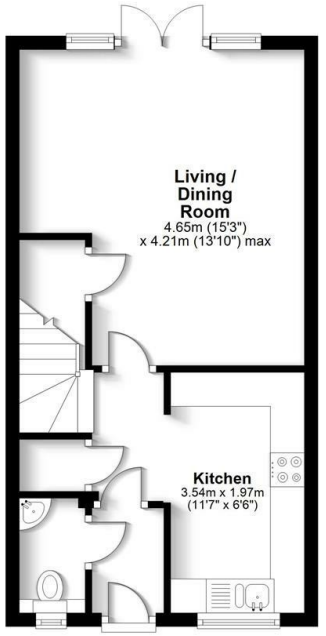
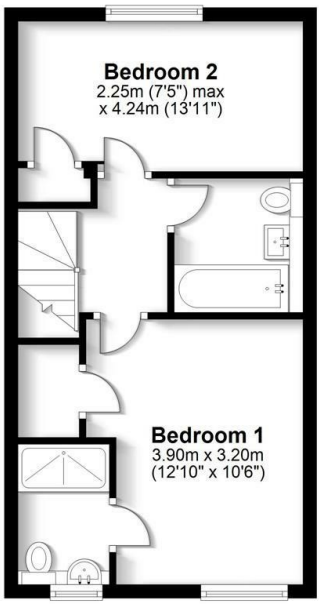
Ground Floor
Approx. 34.8 sq. metres (375.1 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 69.8 sq. metres (751.4 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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