REGENT
ESTATES

BELL LANE, NORTHCHURCH, BERKHAMSTED

£435,000 Freehold

ACCOMMODATION

We are delighted to bring to market this charming and refurbished two bedroom character cottage located in this peaceful Northchurch location, within easy access to all local amenities.

The property comprises of open plan lounge / dining room with feature fireplace, and separate immaculately presented kitchen. The kitchen opens onto a low maintenance rear patio with garden ideal for entertaining.

The first floor offers two good size bedrooms with built in wardrobes and recently refurbished bathroom. The property also offer a large loft space.

Outside there is a well landscaped private rear garden and only 20 minute walk to the station.

The location is also practical for access to Berkhamsted and Tring. Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.

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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HP4 3HH

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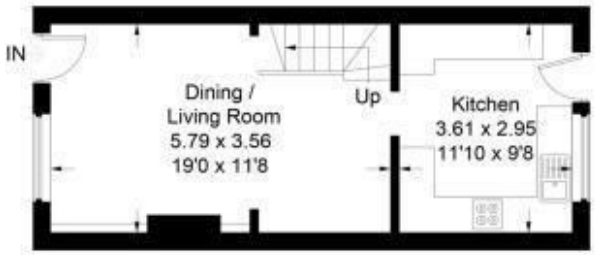
www.regent-estates.com

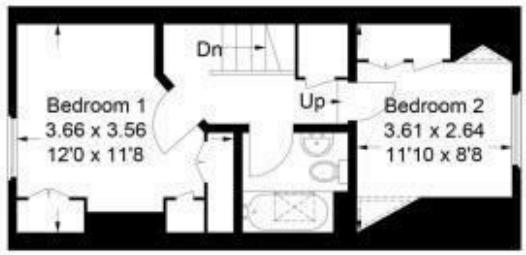
Approximate Gross Internal Area
Ground Floor = 31.8 sq m / 342 sq ft
First Floor = 30 sq m / 323 sq ft
Total = 61.8 sq m / 665 sq ft

N

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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