REGENT
ESTATES
01442 877 676
FOR SALE
KJ21 BXG
EY17 CZD
KN13 GGA
REGENT
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# DOCTORS COMMONS ROAD, BERKHAMSTED

£1,200,000 Freehold

## ACCOMMODATION

An immaculate detached family home offering beautifully presented accommodation throughout and located in one of Berkhamsted's prime residential roads. The property benefits driveway parking, large double garage and sold with no upper chain.

Accommodation: Entrance hall, open plan contemporary kitchen with Range cooker and dining area with French doors leading to large terrace across the full width of the house.

Dual aspect living room with feature gas fireplace and floor to ceiling windows and door overlooking the front of the house, family room/study also with French doors leading to the terrace and rear garden, good size utility room, cloakroom.

Upstairs the large master bedroom benefits from a Juliette balcony and en suite shower room, there are three further double bedrooms and a lovely family bathroom with separate shower.

Council tax band - F
EPC Rating - D

## 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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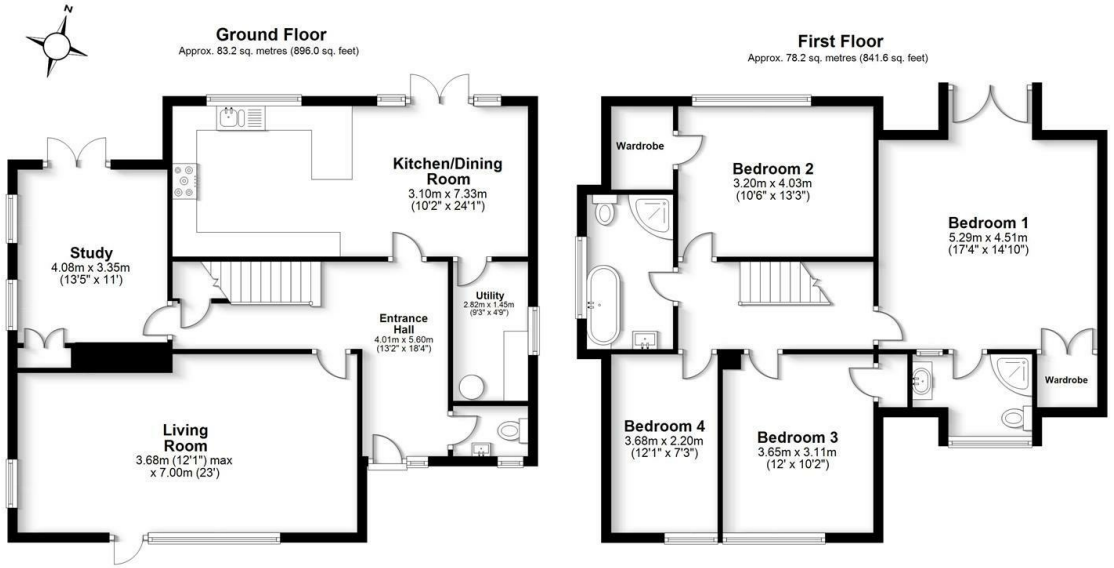
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com




Total area: approx. 161.4 sq. metres (1737.5 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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