



12

REGENT
ESTATES

KESTREL CLOSE, BERKHAMSTED

£520,000 Freehold

ACCOMMODATION

A well-presented four-bedroom family home offering spacious and versatile accommodation arranged over two floors, and with driveway parking.

The property is presented in good condition throughout and provides over 1,200 sq ft of well-proportioned accommodation. The ground floor features a welcoming entrance hall leading to a generous living room, with doors opening into a bright dining room/conservatory, creating an excellent space for both everyday family life and entertaining.

The contemporary kitchen has enough space for a small table and chairs and offers a good range of fitted units and workspace, with a useful adjoining utility area and downstairs cloakroom. A further versatile room to the front of the property is currently arranged as a study/bedroom four, providing excellent flexibility for those working from home, accommodating guests or requiring a ground-floor bedroom.

To the first floor are three well-sized bedrooms, including two generous double bedrooms, together with a family bathroom.

Outside, the south-east facing rear garden is a good size with both a large patio and lawned area. The far reaching views from the raised patio are superb. Whilst to the front of the property, there is another lawned area and driveway parking for two vehicles. The property also benefits from solar panels.

Berkhamsted is a highly sought-after market town situated in the heart of the Chiltern Hills, offering an exceptional combination of picturesque countryside, excellent amenities and superb transport connections.

Berkhamsted is particularly popular with families, benefiting from a number of well-regarded schools and a strong sense of community.

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.

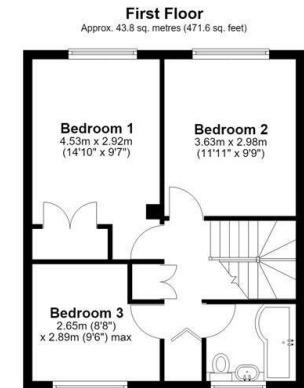
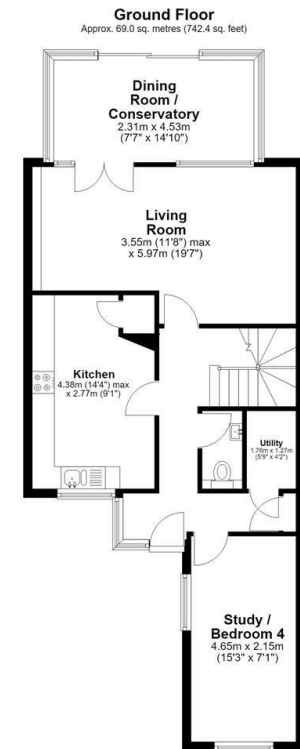
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Total area: approx. 112.8 sq. metres (1214.0 sq. feet)

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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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