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REGENT
ESTATES

VALLEY ROAD, NORTHCHURCH

£699,950 Freehold

ACCOMMODATION

A simply stunning four bedroom semi-detached house located on a quiet cul-de-sac and backing onto the Grand Union Canal offering lovely walks to the mainline station and town centre.

Description:

This well presented house is perfect for families wanting a house that offers future extension potential (subject to planning permission), and easy access to the mainline station and town centre.

The front door opens into the entrance hall with stairs rising to the first floor. A door leads to the living room with front aspect windows. This is open-plan to the dining area which follows through to the rear conservatory and gardens. The kitchen which is well appointed with fitted appliances and side door to the rear garden.

The master bedroom is on the second floor with an en suite and views to the front and rear. There are three further bedrooms on first floor and a superb refitted family bathroom including a bath with a shower above and a w/c and hand wash basin.

The rear garden is well landscaped with a rear terrace leading to a lawn area and a further raised rear terrace. A detached outhouse has a laundry room and a store room. There is a rear gate that provides access to the canal for walks to the town centre, station and beyond.

Location:

Valley Road is located in Northchurch on the outskirts of Berkhamsted. Berkhamsted train station, offers a frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union canal passing through its centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton airports.

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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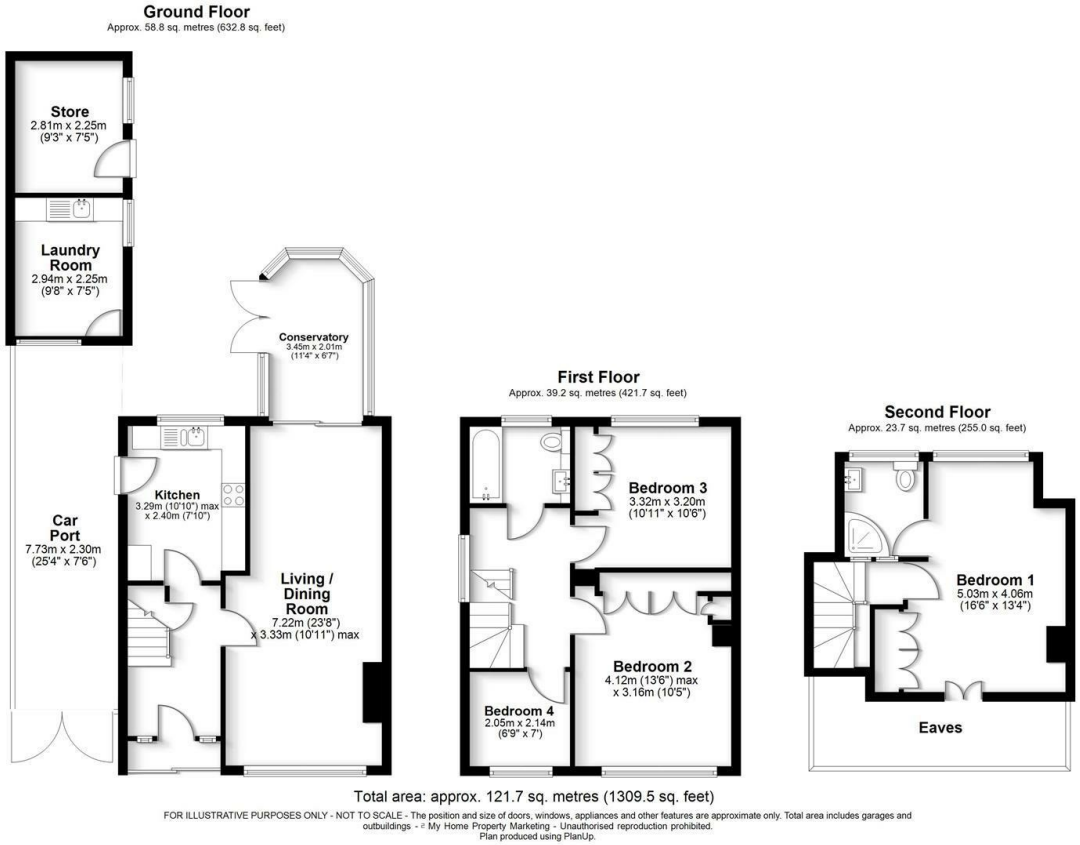

Total area: approx. 121.7 sq. metres (1309.5 sq. feet)

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.
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