



REGENT
ESTATES

MERLING CROFT, NORTHCHURCH, BERKHAMSTED

£570,000 Freehold

ACCOMMODATION

A three-bedroom home with a south-facing garden, overlooking a green, and ideally situated for local amenities, the canal, and stunning countryside walks.

This attractive home offers a warm and welcoming feel from the moment you step inside. The spacious main reception room flows seamlessly into an extended family/dining area, creating an excellent space for both everyday living and entertaining. From here, you can enjoy lovely views of – and direct access to the private, south-facing rear garden.

The modern, well-equipped kitchen provides generous storage and integrated appliances, including an electric oven, induction hob with canopy extractor, dishwasher, washing machine, and fridge.

Additional ground floor benefits include a cloakroom and a garage. The garage offers excellent potential for conversion (subject to the usual permissions), ideal for a further reception room or hobby space, with independent access from both the front and rear gardens.

Upstairs, the first-floor landing leads to three bedrooms and a family bathroom.

Externally, the property features a driveway and hardstanding providing off-street parking, complemented by planted front borders. The rear garden is fully enclosed, offering a high degree of privacy. Designed for ease of maintenance, it is mainly paved patio area overlooking the main garden.

Perfectly positioned, the home is within easy reach of local shops and is just a delightful walk along the Grand Union Canal to Berkhamsted. Northchurch offers a good selection of shops, including a supermarket with post office, and a bakery. The village also benefits from a well-regarded primary school (rated Good by Ofsted), a church, and a pub.

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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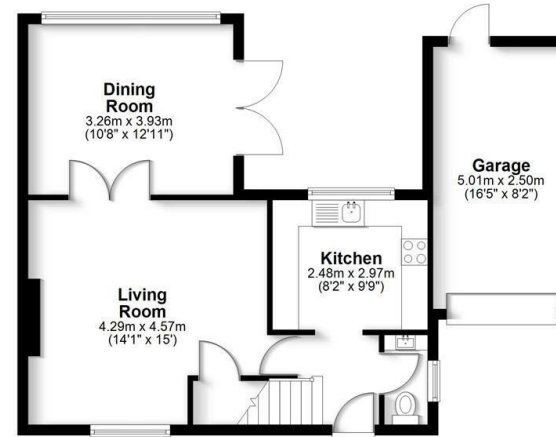
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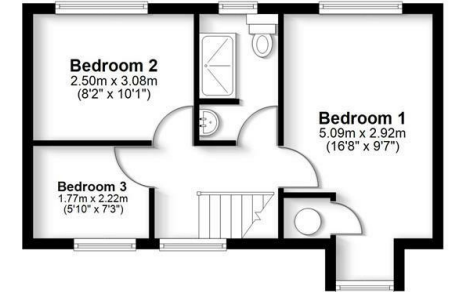




Ground Floor
Approx. 58.7 sq. metres (631.9 sq. feet)



First Floor
Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 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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