



REGENT  
ESTATES



# CORAM CLOSE, BERKHAMSTED

£1,000,000 Freehold

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## ACCOMMODATION

A rare opportunity to purchase this most attractive detached house situated centrally within its grounds and located in this quiet close. The entrance hall has stairs rising to the first floor and doors into the lounge which has 'French' doors to the rear garden and a window overlooking the front garden. The dining room also overlooks the front garden. The kitchen overlooks the rear garden and leads through to a utility area and cloakroom and doors to the front and rear gardens. From the floor landing are three bedrooms and a family bathroom.

The front garden is mainly laid to lawn with a pathway leading to the front door. The driveway leads to a single garage with an electric door. A gated side access leads to a lovely rear garden with a large lawn with mature trees and shrub borders.

## LOCATION

Located on the edge of the town within close proximity of the town and station with its frequent service to London Euston. Berkhamsted itself 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.

## OUTSIDE

Delightful landscaped gardens. The front garden is mainly laid to lawn with a paved pathway to the front door, and a driveway providing off road parking leading to the garage with an electric up and over door. The rear garden has mature trees and shrub borders which add a great deal of privacy. A good quality timber built summer house with veranda.

## 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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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2  
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