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REGENT
ESTATES

HAMILTON ROAD, BERKHAMSTED

£695,000 Freehold

ACCOMMODATION

An attractive and beautifully presented period property, offering deceptively spacious accommodation arranged over three floors and maintained in immaculate decorative order throughout. The property successfully combines period charm with stylish modern living, creating a particularly appealing home.

The ground floor comprises a welcoming entrance hallway, living room with bay window and feature fireplace, a separate dining room providing an excellent space for entertaining, and a well-appointed kitchen complemented by a separate utility room.

On the first floor, there are two well-proportioned bedrooms and a beautifully appointed family bathroom. The second floor provides a further generous double bedroom, with useful eaves storage.

Externally, the property benefits from an attractive south-facing rear garden, providing a lovely setting for outdoor dining and relaxation, and enjoying a good degree of natural sunlight throughout the day. There is also the added benefit of a useful garden room, offering excellent versatility as a home office, hobby room or additional reception space.

This is a wonderful opportunity to acquire a charming period home, offering well-balanced accommodation, a versatile layout and a high standard of presentation throughout.

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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HP4 3HH

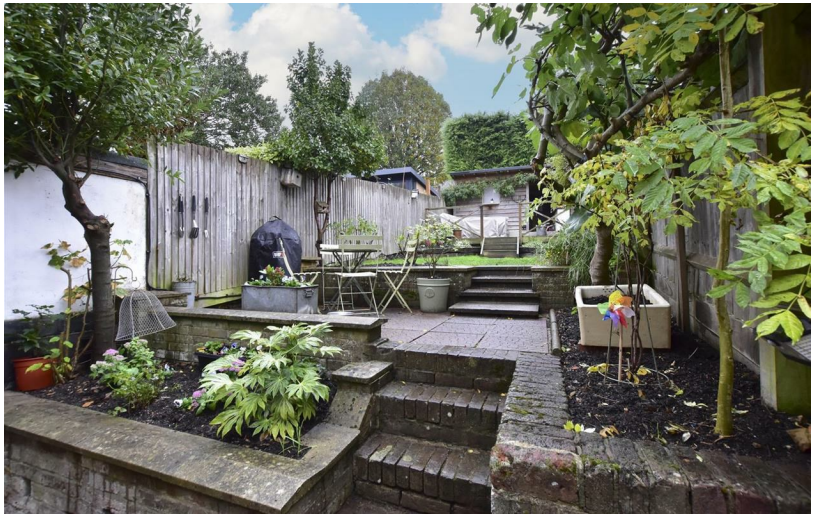
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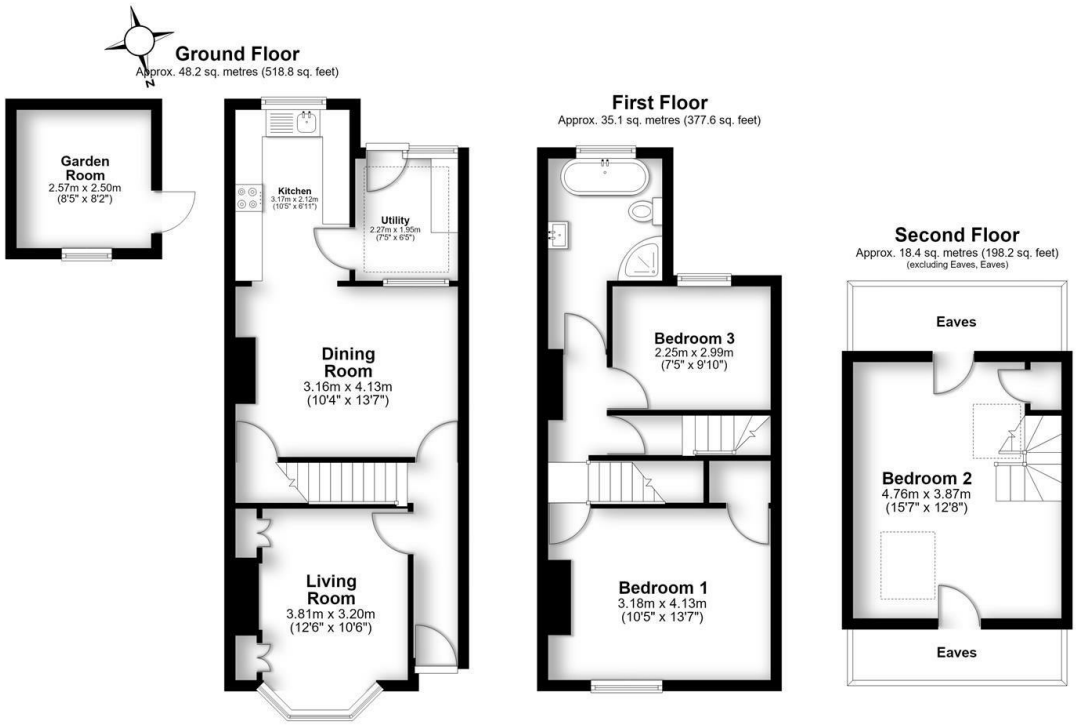



HELLO









Total area: approx. 101.7 sq. metres (1094.6 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.

REGENT ESTATES

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