63
REGENT
ESTATES

GRANVILLE ROAD, NORTHCHURCH, BERKHAMSTED

£695,000 Freehold

ACCOMMODATION

A spacious 4/5 bedroom semi detached family home with loft room set over 3 floors in excess of over 2000 sq ft. The property has a private secluded garden, driveway parking and no onward chain.

Highlights include a generously sized triple-aspect master bedroom with ensuite and stunning valley views, an 18'x14' lounge, a large dining room, and a separate playroom. The property also provides four off-street parking spaces.

This home is priced to account for the need for a new kitchen and some modernisation. Recent upgrades include a new mains electrical distribution board installed in 2023, along with a new boiler and mains water supply pipe fitted in 2024.

The property comprises : Entrance porch, hallway, separate family room, two further large south facing reception rooms, down stairs bathroom with a brand new boiler and a kitchen breakfast room completes the downstairs accommodation.

The first floor has three good size bedrooms, a family bathroom, with a new power shower and an impressive size triple aspect master overlooking the rear which provides wonderful, elevated views over the valley of Berkhamsted and beyond. plus built in wardrobes and an en suite.

There is a third floor with a converted loft room, a brilliant useable space and a separate 'walk in' fully boarded loft for storage.

Externally, there is a car driveway to the front for vehicles and side access to the rear garden which has been landscaped with patio area, pond and work shop with electricity.

Council tax band: D
EPC - D

Northchurch, surrounded by attractive Chilterns' countryside, is a short distance from the historic market town of Berkhamsted and Tring and is within easy striking distance of some wonderful canal-side walks and the shops and amenities of Northchurch.

IMPORTANT NOTICE

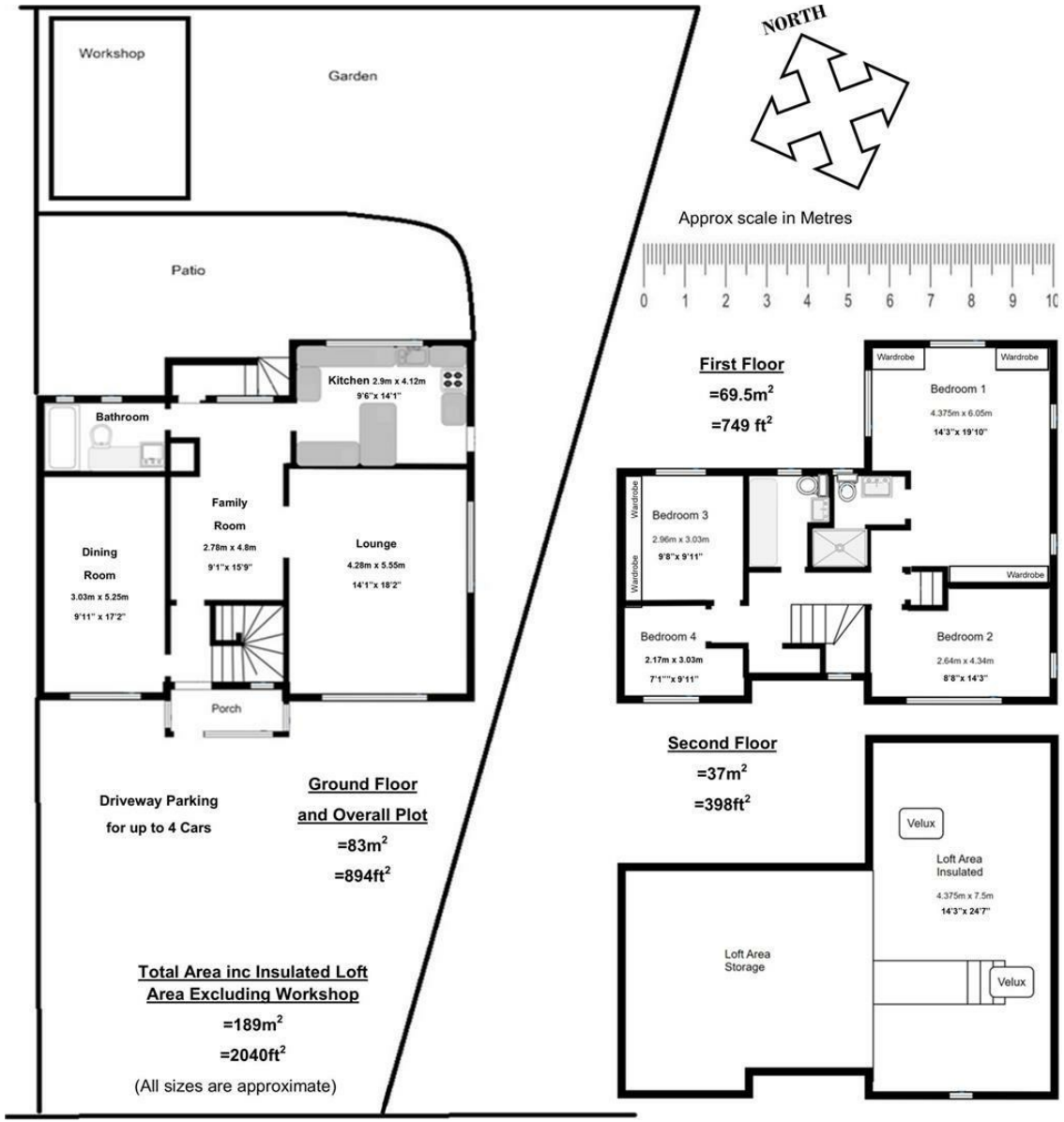
1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring 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.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com



REGENT ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com