



REGENT  
ESTATES

# LONDON ROAD, BOURNE END

£1,750,000

Freehold

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## ACCOMMODATION

Dating back to 1900 and extended and updated in 2017 the space, arranged over three floors, is a fabulous and sensitive mix of old and new, bringing together original elements with modern convenience into the 3,500 sq ft of accommodation. NO UPPER CHAIN and PLANNING GRANTED to build a detached single storey studio and garage to the side.

This beautiful home also offers fantastic opportunity with PLANNING GRANTED to demolish the existing double garage and construction of detached single storey studio and garage.

Planning - 23/01515/FHA

However we have also attached a drawing which shows the possibility of creating a lower level at the rear of detached single story studio and garage subject to planning permission.

There is a vast kitchen/dining/family room with an inviting log burner, substantial granite work surfaces and an extensive range of integrated appliances to cover every lifestyle need.

There is also a utility room, downstairs WC, boot room, study, a further reception room, seven large bedrooms - five with en-suite - plus further rooms currently used for hobbies and games. The second floor could easily be adapted to allow for self-contained accommodation.

There are few homes that could boast such an expansive garden - or one that has its own bridge across the Bulbourne river with access to further land and the Grand Union Canal. There is an attractive and very spacious lawned garden with a collection of mature trees and shrubs to ensure total seclusion.

A double garage, and parking for at least five cars, plus a large workshop, -potential home office with power, light and plumbing, a potting shed to all to the delights of the outside - suitable for every member of the family regardless of their age or interests.

## LOCATION

Bourne End is in a highly desirable area within easy distance of around two miles to both Berkhamsted and Hemel Hempstead.

It offers a wealth of facilities including good transport links include access to train stations for commuters, which take travellers to London Euston within 30 minutes. Road links are also straightforward with the M25 and M1 motorways and A41 dual carriageway taking drivers in and out of the area easily.

There is a good selection of education establishments - including the historic private Berkhamsted school - plus restaurants, independent shops, pubs and even an indoor Snow Centre. There are plenty of other leisure activities such as glorious walking and riding in the local countryside while the property is close to the National Trust's Ashridge Estate and many golf courses including Ashridge, Berkhamsted, and The Grove.

## OUTSIDE

A double garage, and parking for at least five cars, plus a large workshop, -potential home office with power, light and plumbing, a potting shed to all to the delights of the outside - suitable for every member of the family regardless of their age or interests.

## 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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Approximate Area = 3593 sq ft / 333.8 sq m (includes garage)  
 Limited Use Area(s) = 261 sq ft / 24.4 sq m  
 Outbuilding = 291 sq ft / 27 sq m  
 Total = 4145 sq ft / 385.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Chancellors Estate Agents. REF: 753493

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