



REGENT
ESTATES

BILLET LANE, BERKHAMSTED

£475,000 Freehold

ACCOMMODATION

A well-presented and deceptively spacious three bedroom double fronted semi-detached family home within a short walking distance to the mainline railway station and Berkhamsted town centre, perfectly located for schools, local shops, all amenities and the attractive Grand Union Canal towpath. NO UPPER CHAIN!

The property benefits from balanced and well thought out accommodation which briefly comprises of: entrance hall, double aspect living room with feature fireplace and a separate welcoming dining area. Fitted kitchen with access out onto the garden completes the downstairs accommodation.

On the first floor the property comprises of three good size bedrooms and family bathroom . The property also boasts from gas central heating, UPVC double glazing and sold with no upper chain.

This property has the added benefit of off-road parking for two vehicles and good size, fully enclosed rear garden with side access and potential to extend at the rear subject to planning.

LOCATION

OUTSIDE

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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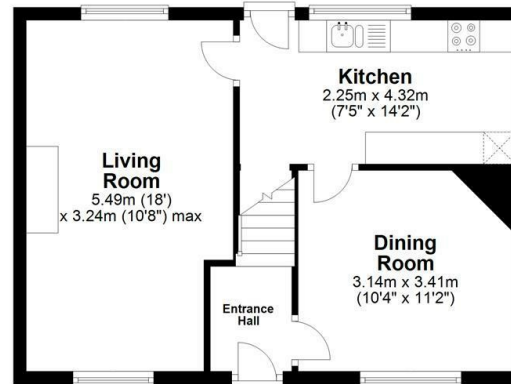






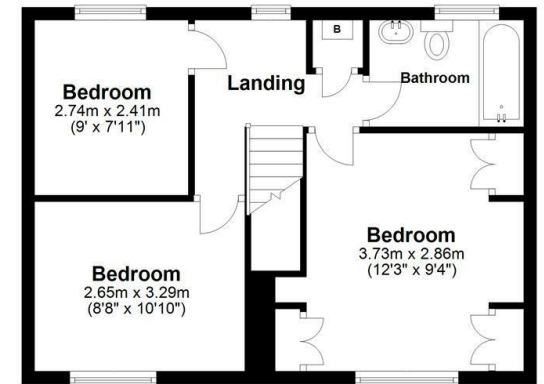
Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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