



REGENT  
ESTATES

# BILLET LANE, BERKHAMSTED

£450,000 Freehold

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## 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 has mains gas central heating, UPVC double glazing and is offered for sale with no upper chain.

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

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

## 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

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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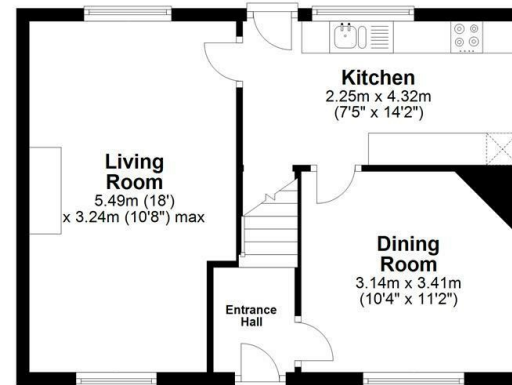






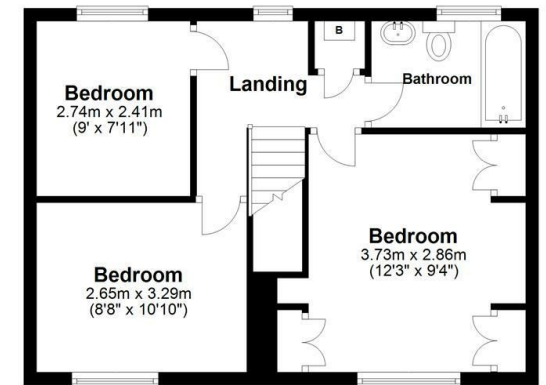
**Ground Floor**

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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