



REGENT  
ESTATES



# HILLSIDE GARDENS, BERKHAMSTED

£600,000 Freehold

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## ACCOMMODATION

A wonderful chance to purchase a 3 bedroom semi detached property in the heart of Berkhamsted with excellent scope to extend (STNP) with driveway parking a garage.

A well presented three bedroom semi-detached family home offering excellent accommodation, close to local schools situated in the sought after Hillside Gardens and Cedar Road area. This unique property also comes with huge potential to extend as many others on the street have done, subject to obtaining the necessary planning consent.

Downstairs, the property includes two separate reception rooms and a fitted kitchen. Upstairs, there are three bedrooms, two of which benefit from fitted wardrobes, plus a large family bathroom.

Outside, the rear garden is laid to lawn and is fully enclosed. To the front, the driveway provides plenty of parking and leads to a single garage.

## LOCATION

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.

## OUTSIDE

Outside, the rear garden is laid to lawn and is fully enclosed. To the front, the driveway provides plenty of parking and leads to a single garage.

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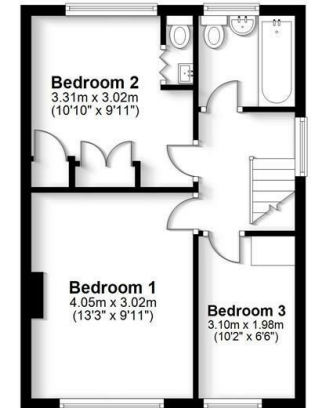




**Ground Floor**  
Approx. 67.6 sq. metres (728.1 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 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 - © My Home Property  
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