



REGENT
ESTATES

LOMBARDY DRIVE, BERKHAMSTED

£1,100,000 Freehold

ACCOMMODATION

A beautiful and deceptively spacious four bedroom detached family home with good size private rear garden, offered to the market in this very popular cul-de-sac within walking distance of Berkhamsted mainline train station.

The property comprises of entrance hall, generous sized lounge, beautifully finished integrated kitchen with worktops and breakfast bar, which opens up to the formal dining room, separate family room/study and downstairs cloakroom.

The first floor enjoys master bedroom with Juliet balcony overlooking the rear garden, fitted wardrobe and superbly appointed en-suite shower room. There are two further good size double bedrooms, a fourth single bedroom and separate family bathroom.

Outside there is a good size private rear garden, further garden to the front and driveway providing off road parking.

Other benefits to this lovely home include being within 0.6 miles of Berkhamsted train station and offering easy access to highly regarded local schools. An early appointment to view comes highly recommended.

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.

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

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







Approximate Gross Internal Area
 Ground Floor = 90.5 sq m / 974 sq ft
 First Floor = 68.9 sq m / 742 sq ft
 Total = 159.4 sq m / 1716 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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