



REGENT  
ESTATES

# ASHLYNS ROAD, BERKHAMSTED

£950,000 Freehold

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## ACCOMMODATION

A 3/4 bedroom detached bungalow with an in and out driveway situated in this highly sought after residential location within walking distance to Berkhamsted town centre. There is no onward chain.

The front door opens into a spacious entrance hall/dining area with a corridor leading to a large living room with a door opening out to a secluded courtyard area. The fitted kitchen overlooks the rear garden. A door from the kitchen leads to a rear lobby which has doors to the front and rear gardens, a further door opens into a bedroom with an en suite shower room. There are two further bedrooms, one of which leads through double doors to a dressing room with built in wardrobes. A family bathroom concludes the internal accommodation.

To the front the driveway provides parking for several vehicles and there is a single garage next to which is a gate providing access to the rear garden.

The rear garden is mainly laid to lawn with mature tree and shrub borders. Side access leads to the secluded courtyard.

There is potential to extend subject to the usual planning permissions.

Viewings strictly by appointment only

## 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.

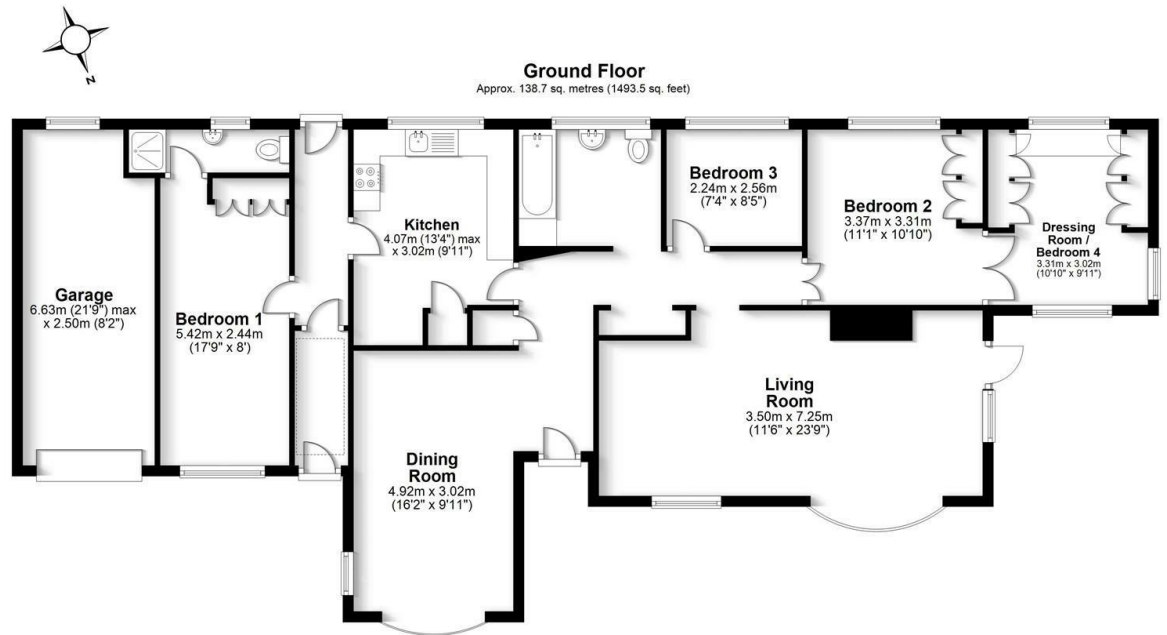
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Total area: approx. 138.7 sq. metres (1493.5 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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