



REGENT
ESTATES

HERON MEWS, BOURNE END, HEMEL HEMPSTEAD

£750,000 Freehold

ACCOMMODATION

This attractive four bedroom detached home enjoys a beautiful semi rural setting, tucked-away in a peaceful location overlooking the Grand Union Canal.

Built in 2022, this superb home oozes quality and luxury, with high specification throughout. There's over 8 years of NHBC warranty remaining.

The living accommodation comprises a sitting room with a bay window, cloakroom and an open-plan kitchen/dining room with access out to the private rear garden. The kitchen is most contemporary with a range of stylish units, complemented by a quartz worktops, including a breakfast bar. There is also the added bonus of a separate utility room with side access.

On the first floor, the superb master bedroom features a balcony with canal views and an ensuite shower room. A further three bedrooms are served by the modern family bathroom.

Outside, the larger than average rear garden benefits from a patio area and lawn. To the rear of the garden is a gate for access to the generous size double carport which also benefits from an electric charging point.

Service charge of £468¹.26/year covers maintenance of communal areas, car ports etc.
EPC Rating - B

This fine home enjoys a convenient location for easy access to both Berkhamsted and Hemel Hempstead, together with mainline train services in both towns.

Bourne End is a lovely village located within easy reach of the towns of Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, the A41 offers good connections to both the M1 and M25, while the mainline stations at Hemel Hempstead and Berkhamsted provide fast and frequent services to London (Euston).

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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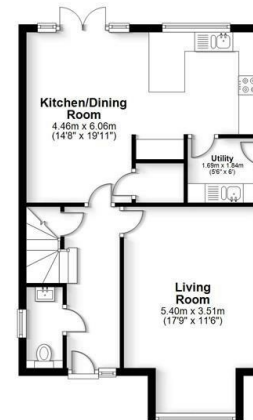
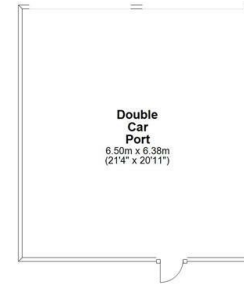
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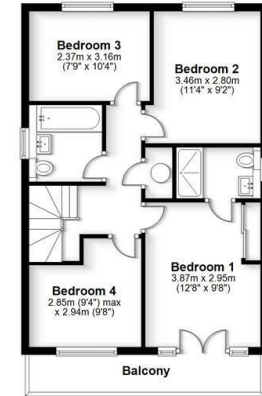




Ground Floor
Approx. 55.7 sq. metres (599.4 sq. feet)



First Floor
Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 109.0 sq. metres (1173.6 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 Marketing - Unauthorised reproduction prohibited.
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