REGENT
ESTATES

LOMBARDY DRIVE, BERKHAMSTED

£1,000,000 Freehold

ACCOMMODATION

Tucked away in a highly sought after residential cul de sac, this versatile four bedroom detached family home is in superb condition throughout and overlooks a lovely green to the front. Offered to the market with no upper chain.

The property is ideally located within walking distance of Swing Gate School, convenient for the train station, access to the A41 and the amenities of popular Berkhamsted High Street.

The property comprises an entrance hall leading to an open plan, beautifully finished integrated kitchen with ample worktop space, and a generous dual-aspect lounge/dining room which has been recently extended and flows seamlessly through bi-folds to a bright and airy sun room offering excellent additional family living accommodation, flooded with natural light and featuring wrap around bi-fold doors to the rear patio; new wood/Amtico flooring throughout the living areas.

Furthermore, the garage has been part converted to provide a separate utility room with access out to the side. A convenient WC completes the ground floor accommodation.

The first floor offers from four good-sized, double bedrooms, all served by the family bathroom with shower over bath.

Outside, the driveway with a side gate provides access through to the rear, where the beautifully maintained sunny westerly aspect garden includes paved and lawn areas complemented by attractive planting.

This property offers excellent scope to further extend the existing accommodation (subject to obtaining any necessary consents).

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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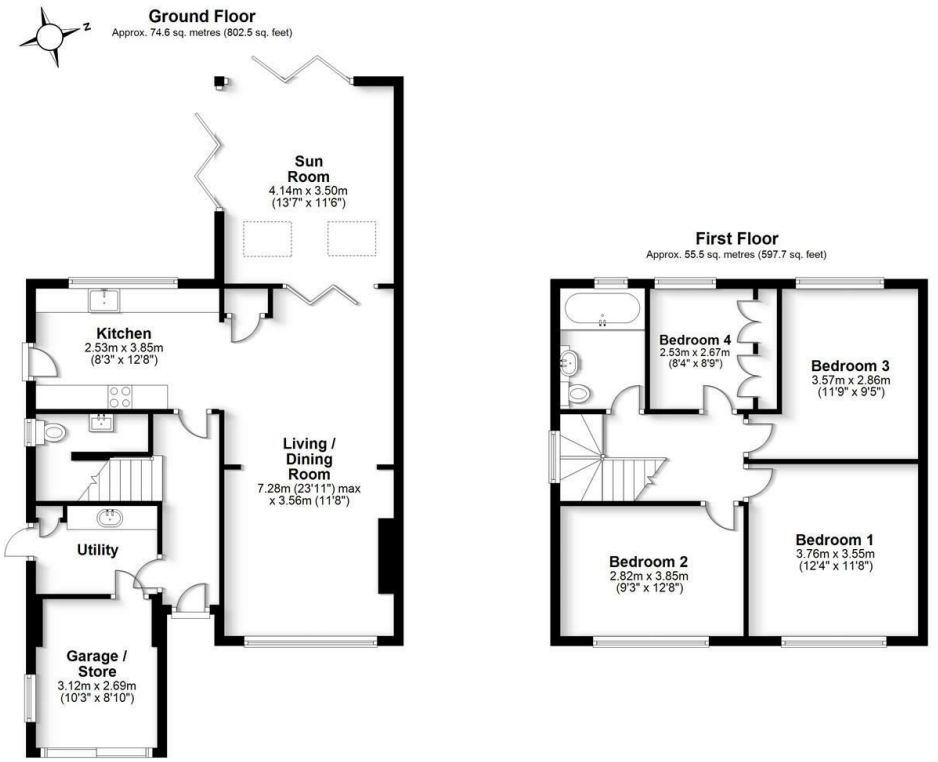

Total area: approx. 130.1 sq. metres (1400.2 sq. feet)

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.
Plan produced using PlanUp.

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