



REGENT  
ESTATES

# NR BERKHAMSTED, HERTS

£1,095,000

Freehold

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## ACCOMMODATION

SEMI DETACHED CHALET BUNGALOW  
AVAILABLE NOW & NO CHAIN, Plot Two. "Hollow Oak" is the second unit in this fine development.

A slightly larger plot with wider access to the side, a bigger parking area to the front, with and a wonderful 400 year old Oak tree and a large garden plot of 6500 square feet.

The Ground floor is set out on 1200 square feet of space with a further 800 square feet of space on the first floor. They are truly, very large semi detached houses. Viewing is a must.

A brand new semi detached chalet bungalow situated in a village location close to the historic town of Berkhamsted. The property is situated in a glorious river side setting within a large garden plot. An impressive entrance hall leads into the fabulous open-plan living/dining/kitchen space .

This all opens through double doors on to a large patio, extensive garden and glorious views. Other features include a marvelous, fully fitted pantry and a separate utility room.

Further on the ground floor we have the Principle Master bedroom/study with a very spacious fitted ensuite bathroom. A built in cloak room completes the ground floor accommodation.

A contemporary staircase leads to the first floor and the 2nd feature bedroom with a Juliet Balcony providing wonderful

## LOCATION

Located in a village with access to lovely countryside walks and the Grand Union Canal. The neighbouring town of Berkhamsted provides comprehensive amenities and a wide range of educational facilities including the renowned public school. Mainline station to Euston and easy access to junction 20 for M25 and Junction 8 for the M1.

## OUTSIDE

Large well laid out gardens leading down to the River Bulbourne. Spacious terrace adjoins the rear of the property. Boundaries are well defined and there is ample parking.

## 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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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

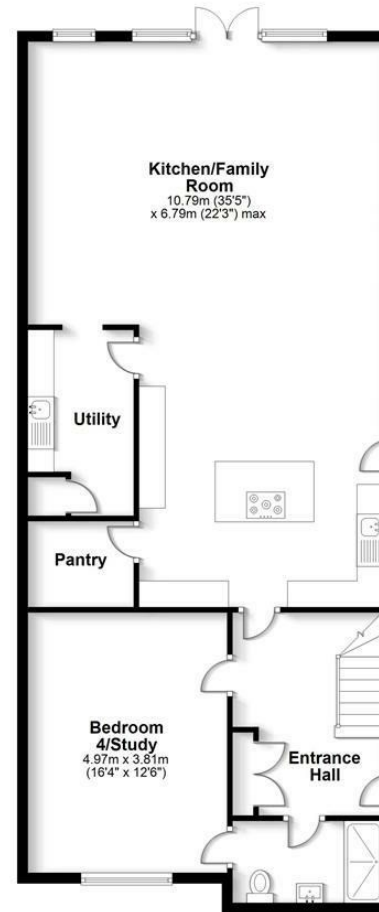
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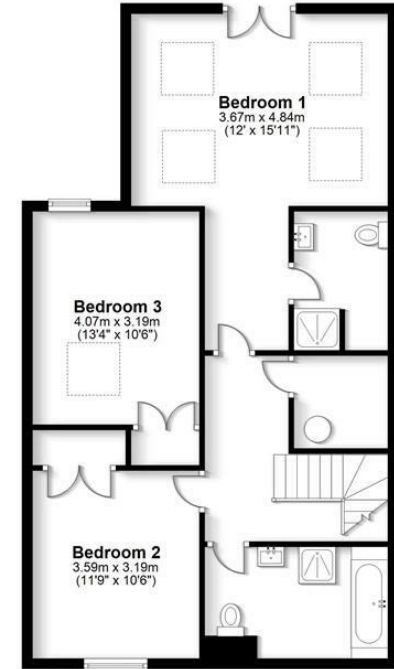




**Ground Floor**



**First Floor**



Total area: approx. 185.7sq. metres ( 1998.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings.  
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