



REGENT
ESTATES

STATION ROAD, BERKHAMSTED

£725,000 Freehold

ACCOMMODATION

An attractive 2 bedroom Victorian terraced home with loft room, set on a superb canalside setting, perfectly placed for accessing the town centre and mainline station.
No UPPER CHAIN!

Upon entrance, you are greeted by a charming living room which features a sash window to the front and stairs to the first floor and then through into the kitchen with its range of high level and base units. From the kitchen, steps lead down to the spacious dining/family room with the rear giving access to the garden.

The first floor is comprised of a spacious master bedroom, and a further double bedrooms, and a family bathroom with white suite. A staircase leads up to the loft room. From the rear first floor windows, there are lovely views over the canal towards the town.

Outside, the attractive, southwesterly facing, enclosed rear garden features decked terraces leading down to an area of lawn. A gate at the rear provides direct access onto the towpath of the Grand Union canal.

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London (Euston).

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.

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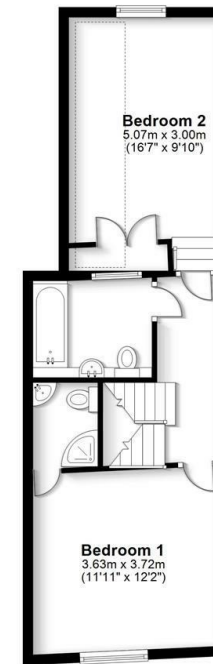
Ground Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



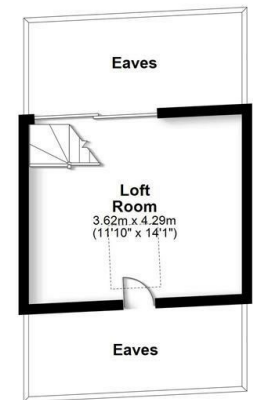
First Floor

Approx. 43.5 sq. metres (466.2 sq. feet)



Second Floor

Approx. 15.5 sq. metres (166.9 sq. feet)



Total area: approx. 106.3 sq. metres (1144.3 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 -
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