



REGENT
ESTATES

STATION ROAD, BERKHAMSTED

£725,000 Freehold

ACCOMMODATION

An attractive TWO bedroom Victorian period terraced home with converted LOFT ROOM, set in a delightful CANALSIDE setting, perfectly placed for accessing the High Street and mainline train 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 comprises a spacious master bedroom, a further double bedroom 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, southwest facing enclosed rear garden features a decked terrace leading down to an area of lawn with a private gate at the rear providing direct access onto the towpath of the Grand Union canal.

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

Surrounded by attractive Chilterns countryside, Berkhamsted 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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HP4 3HH

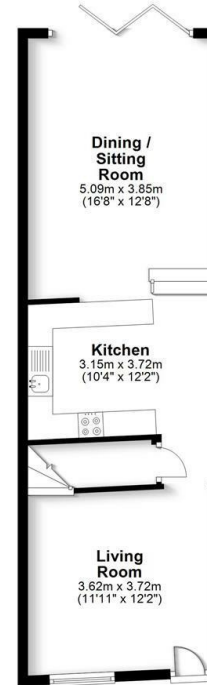
Email: info@regent-estates.com
www.regent-estates.com



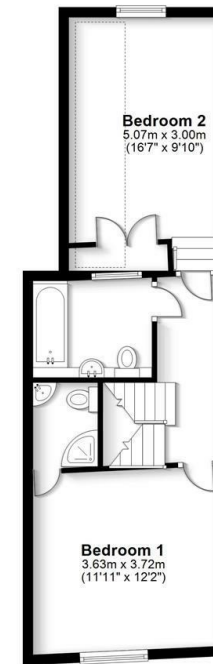




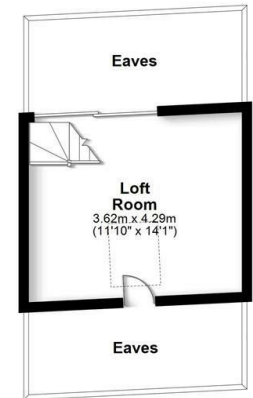
 **Ground Floor**
Approx. 47.3 sq. metres (509.2 sq. feet)



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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