



30 CHRISTMAS COTTAGE

REGENT ESTATES

CASTLE STREET, BERKHAMSTED

£500,000 Freehold

ACCOMMODATION

A charming two double bedroom cottage in the heart of the Conservation Area featuring a wealth of character and pretty courtyard garden, just a short walk to the mainline station, High Street and restaurants.

Christmas Cottage boasts a wealth of original features including exposed beams and latch doors, as well as a generous amount of storage space, finished to the highest standard throughout.

Accommodation comprises - sitting room with feature fireplace housing a log burning stove, dining room, well presented kitchen with granite worktops, bright and spacious master bedroom, second bedroom with newly fitted en-suite shower room, study area, family bathroom, private courtyard garden to rear, within walking distance to the High Street & main line Station.

LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

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

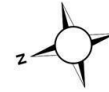
Strictly by appointment through Regent Estates.

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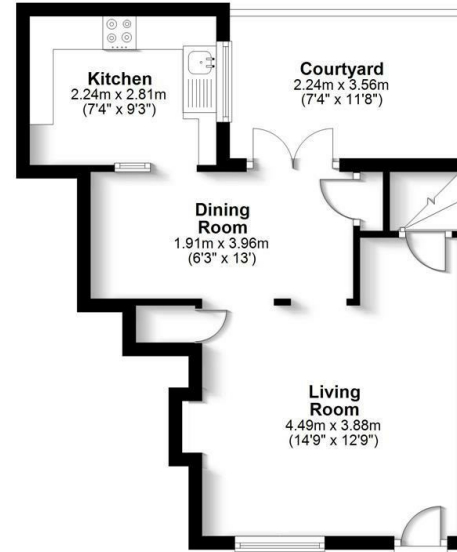






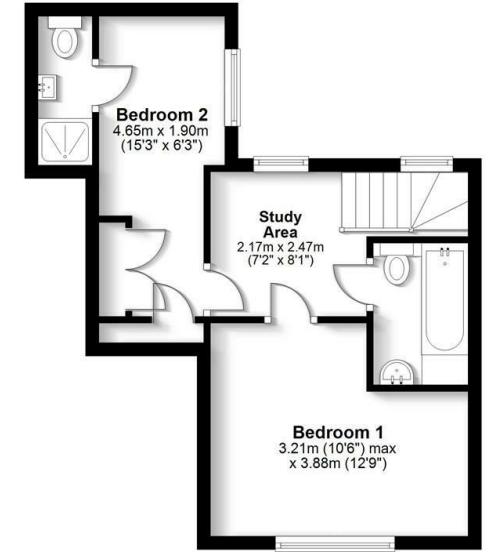
Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 64.3 sq. metres (692.5 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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