



SEVENS LOSE

REGENT  
ESTATES  
01442 877 878  
TO LET

New Crystal  
T. Am Awam  
KEBAB + BURGER + FRIED CHICKEN

KEBABS BURGERS  
PIZZAS  
01442 862 141

REGENT  
ESTATES

# HIGH STREET, BERKHAMSTED

£425,000 Freehold

---

## ACCOMMODATION

A well-presented Two Double Bedroom, end of terrace cottage set in the heart of Berkhamsted. The property is just a few steps from the Town Centre and benefits from parking and a private rear garden. NO UPPER CHAIN!

The property comprises: entrance hall, ground floor bedroom with storage, bathroom, kitchen, reception room with doors out to the garden. Upstairs there is a further bedroom.

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.

## 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.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

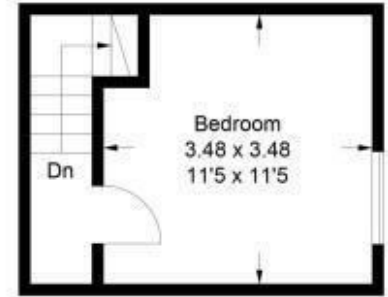
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)



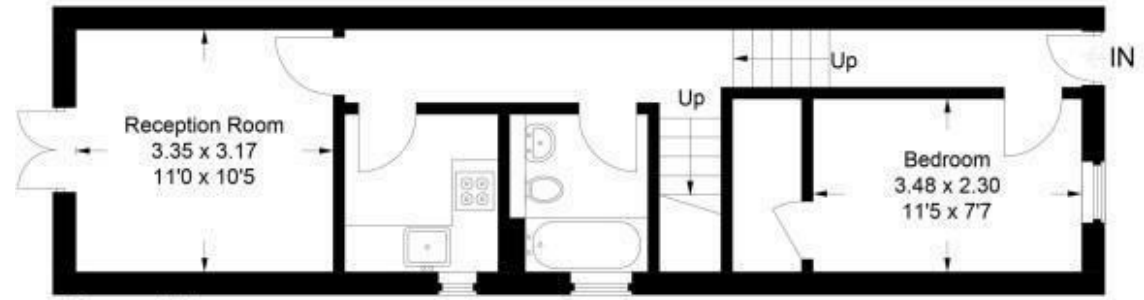




Approximate Gross Internal Area  
 Ground Floor = 41.5 sq m / 448 sq ft  
 First Floor = 15.6 sq m / 168 sq ft  
 Total = 57.1 sq m / 616 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 © CJ Property Marketing Ltd Produced for Castles Estate Agents.

**REGENT  
ESTATES**

TELEPHONE: 01442 877878  
 141-143 High Street, Berkhamsted,  
 Herts, HP4 3HH  
 Email: info@regent-estates.com  
 www.regent-estates.com