



SHENTONE COTTAGE

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REGENT  
ESTATES



# BYWAYS, GRAVAL PATH, BERKHAMSTED

£1,050,000 Freehold

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## ACCOMMODATION

An attractive 1930`s detached 4 bedroom home with a loft room located in a delightful no through road in a highly sought after residential area, close to the town centre and within walking distance of the train station. The property further benefits a detached garage, driveway parking and no upper chain.

A well presented 4 bedroom with loft room detached family home situated in a quiet no through road within walking distance of Berkhamsted town centre.

Accommodation comprises:- Entrance hall, living room leading to conservatory overlooking the rear garden, through dining room, kitchen/breakfast room, cloakroom, master double bedroom with fitted wardrobe, three further double bedrooms, bath/shower room, loft converted for study/ playroom use and/or storage room.

The rear garden is very private with a patio which overlooks the lawn, with further attractive planted borders and mature hedging. There is a rear access gate to the driveway and garage.

As you step inside, you'll be greeted by a well-maintained interior offering a perfect blend of comfort and style. The spacious bedrooms are ideal for creating your own personal sanctuary, while the loft room provides additional space for a home office, play area, or hobby room.

One of the desirable features of this property is the detached garage, offering convenient storage space for your vehicles or potential to convert, with driveway parking available.

Located in a sought-after area with no upper chain, this home presents a rare opportunity to own a property on this road. Whether you're looking to settle down in a peaceful neighbourhood or enjoy the vibrant local community, this property has it all.

## LOCATION

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Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston (in approximately 30 mins).

## 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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Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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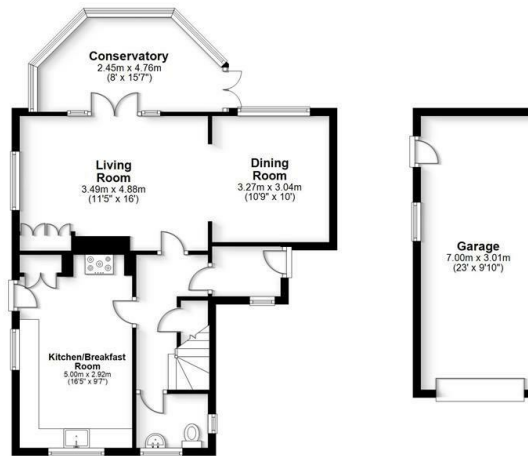




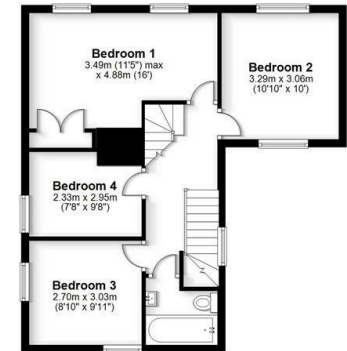




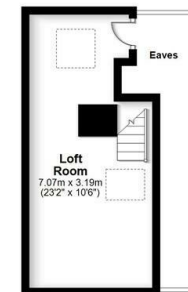
**Ground Floor**  
Approx. 86.5 sq. metres (931.3 sq. feet)



**First Floor**  
Approx. 53.1 sq. metres (571.5 sq. feet)



**Second Floor**  
Approx. 20.8 sq. metres (223.4 sq. feet)



Total area: approx. 160.4 sq. metres (1726.2 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  
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