



REGENT
ESTATES

CHAUCER CLOSE, BERKHAMSTED

£625,000 Freehold

ACCOMMODATION

A three bedroom semi-detached family home located along a Cul-De-Sac, close to great local schools, shops and amenities, this property is perfect for a family looking for a practical home yet with potential to convert into further living accommodation.

The property comprises: entrance hall, large living/dining room, conservatory, separate kitchen with access to the double length garage. Upstairs you will find the generous sized master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside the good sized south facing rear garden comprises a patio seating area leading to mainly laid to lawn area. From the garden, residents can enjoy picturesque views of the surrounding countryside, adding to the appeal of this property, whilst to the front there is driveway parking and landscaped garden.

In addition, there are also three out buildings, ideal for storage, but with the potential to converting to an office/studio.

Chaucer Close, located between Berkhamsted and Northchurch, the property is within easy walking distance of local shops, transport links as well as having good schooling options.

LOCATION

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OUTSIDE

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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. 63.7 sq. metres (685.9 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.5 sq. feet)

Total area: approx. 111.2 sq. metres (1197.4 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. Plan produced using PlanUp.

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