



SEYMOUR ROAD

KNOWLE COTTAGE

REGENT  
ESTATES

# SEYMOUR ROAD, NORTHCHURCH, BERKHAMSTED

£425,000 Freehold

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## ACCOMMODATION

A charming two bedroom cottage with a large converted loft room situated in the heart of Northchurch. The property is well presented with stunning views of Northchurch Common, the benefit of driveway parking and is sold with no upper chain.

The property has a cosy sitting room with a recently fitted log burner. Towards the rear of the property there is a generous sized fitted kitchen with under stairs storage and access out onto the courtyard.

On the first floor to the front is the master bedroom, the second bedroom/study is to the rear with stairs leading up to the loft room currently being used as a large double bedroom, eaves storage and velux windows at either side. A modern bathroom basin and toilet completes the upstairs accommodation.

To the rear, the courtyard area has a large home office/garden room with electric heating, perfect for those working from home.

Northchurch is just a short distance from the historic market town of Berkhamsted. Northchurch boasts a parish church, local schools and a small selection of shops, including a supermarket and café. Berkhamsted town centre is a short drive away with its wide range of shops, restaurants, and recreational and educational facilities, for commuters, Berkhamsted Station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1. Northchurch boasts a parish church, local schools and a small selection of shops, including a supermarket and café.

## 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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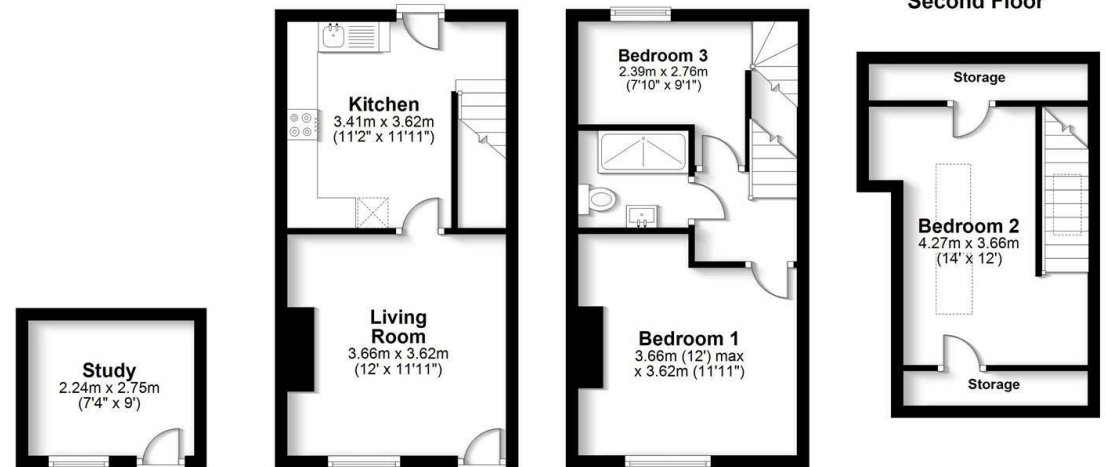




**Ground Floor**

**First Floor**

**Second Floor**



**Total area: approx. 66.3sq. metres (713.4sq. 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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