



REGENT
ESTATES

HIGH STREET SOUTH, NORTHCHURCH, BERKHAMSTED

£975,000 Freehold

ACCOMMODATION

A four/five bedroom detached family home offering over 2000 sq. foot of generous and flexible accommodation, situated in a peaceful tree lined side road moments away from local amenities.

The ground floor accommodation includes a spacious lounge with bay window, opening through to a lovely, light family room to the rear. This in turn leads into the kitchen/dining room which is fitted with a comprehensive range of modern units and further benefits from french doors opening onto the rear terrace, perfect for outdoor entertaining. In addition, there is a further family room/bedroom overlooking the garden, a separate games room/gym, and a bathroom. There is scope to reconfigure the existing accommodation to create a separate annexe, if desired.

The first floor comprises a double bedroom with an exceptionally spacious ensuite shower, a further three double bedrooms, and the family bathroom. There is potential for a loft conversion subject to obtaining the usual local authority consents.

Outside, the private south-westerly facing rear garden features a large seating area, and a level lawn with attractive raised borders. To the front, there is the benefit of driveway parking with a small area of lawn and mature hedging.

New gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Northchurch village is situated within the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

LOCATION

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

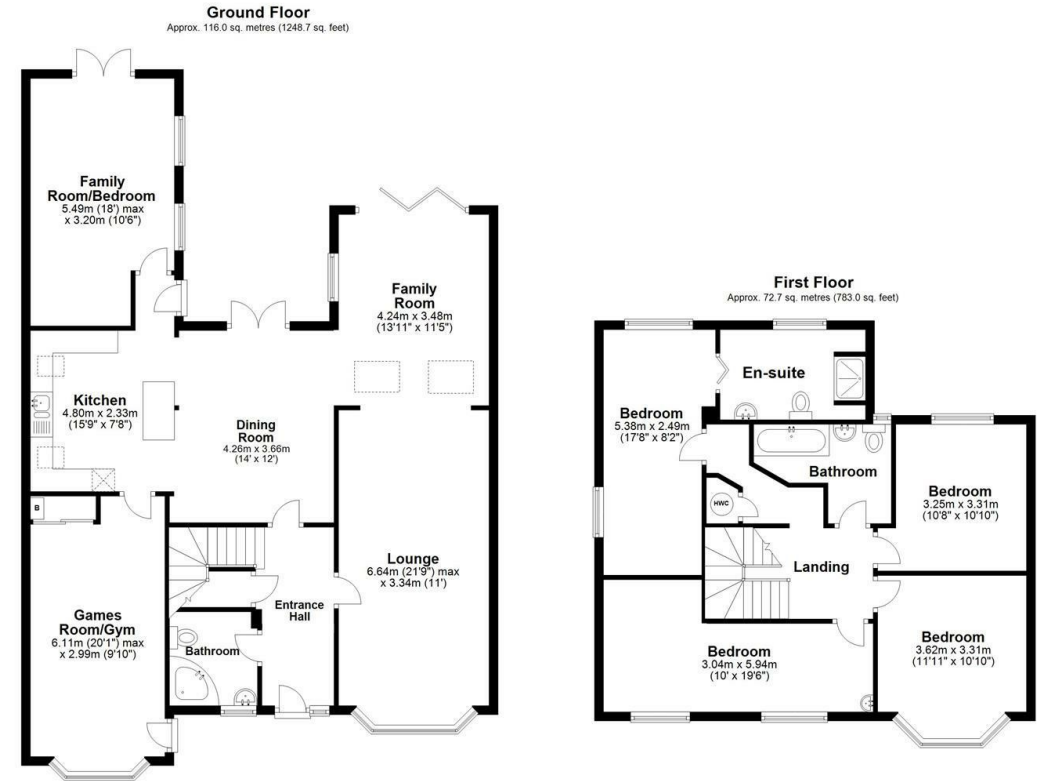
Strictly by appointment through Regent Estates.

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Total area: approx. 188.8 sq. metres (2031.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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