

REGENT  
ESTATES  
01442 877 878  
FOR SALE

UNION VIEW



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# LONDON ROAD, BOURNE END

£1,050,000 Freehold

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## ACCOMMODATION

Available Now and No Chain, Plot One "Union View". A semi detached situated in a Village location close to the historic town of Berkhamsted.

The property is situated in a glorious river side setting with a large garden plot of 6500 square feet.

The Ground floor is set out on 1200 square feet of space with a further 800 square feet of space on the first floor.

An impressive entrance hall leads into the fabulous open-plan living/dining/kitchen space . This all opens through double doors on to a large patio, extensive garden and glorious views.

Other features include a marvellous, fully fitted pantry and a separate utility room. Also, Bedroom 4/study, separate shower room and a cloakroom completes the ground floor accommodation. A contemporary staircase leads to the first floor and into the principal bedroom with en-suite shower room.

Featuring double doors onto a Juliet balcony with wonderful views to the rear. Two further bedrooms and a family bathroom completes this stunning 4 bedroom property.

Council Tax Band - G  
EPC- B

## LOCATION

The beautifully landscaped garden to the rear leads down to the River Bulbourne with the Grand Union canal beyond.

## OUTSIDE

The picturesque village is situated close to Berkhamsted, alongside the Grand Union Canal The rural backdrop is sure to appeal to families and those attracted by a slower pace of life in the countryside, while benefiting from the proximity of Berkhamsted, Hemel Hempsted and major transport links along with schools, facilities, restaurants and shops , attracting professionals working locally and commuting to London.

## 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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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

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Total area: approx. 185.7sq. metres ( 1998.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings.  
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