



REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£1,250,000 Freehold

ACCOMMODATION

The Old Saddlery is a rarely available Georgian period terraced house in central Berkhamsted, retaining many original features and benefitting from accommodation comprising four double bedrooms, two main reception rooms and two bath/shower rooms as well as lovely south facing gardens.

The entrance hallway leads to the main reception room at the front of the house with a feature fireplace, and the dining room with stairs to a dual aspect double bedroom and bathroom. The kitchen and utility are at the back of the house overlooking the side gardens.

The basement currently provides a much in demand storage room as well as potential for additional accommodation.

The first floor offers three good size double bedrooms, the two that look out over the High Street have fitted wardrobes.

To the rear of the property is a generous south facing rear garden with a studio and a summerhouse. The attached workshop can also be accessed from the garden.

The property is only a short walk from the mainline station and the town's local amenities including shops, restaurants and pubs.

Location:

Berkhamsted is a busy market town, located just 30 minutes from London Euston by train, benefitting from a period high street packed with boutiques and smart chains, restaurants and bars. With excellent transport links by road and rail, yet surrounded by Chilterns Countryside the town is ideal for commuters.

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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