



REGENT
ESTATES

MEADOW ROAD, BERKHAMSTED

£875,000 Freehold

ACCOMMODATION

VIEWINGS FROM SATURDAY 15TH MARCH! An updated, beautifully decorated four bedroom semi-detached family home offering exceptional space plus driveway and parking, situated in a popular residential area within easy reach of the well-regarded Bridgewater Primary School.

Well-presented throughout, accommodation includes a living room which benefits from a gas lit fireplace, bespoke built alcove shelving storage and a large bay window with plantation shutters.

At the rear, an impressive open-plan kitchen/dining room features high ceilings and full width bi-fold doors opening to a well appointed decking area and the south-facing garden. Contemporary kitchen cabinetry includes an island unit plus integrated double oven, convection hob, dishwasher and fridge/freezer. A dedicated and spacious utility room is a useful addition.

The hallway provides ample under stairs and cupboard storage space, and gives access to a convenient WC.

The first floor has three bright and airy bedrooms, two of which are doubles, and a newly created family bathroom.

Stairs lead to the second floor, where a generous loft conversion houses the fourth master bedroom with views over Berkhamsted, bespoke built-in wardrobes and a shower room complete with WC and large sink.

Outside, the enclosed rear garden is laid to lawn and has three decked patio areas, with established planting and seating areas. There is the addition of a wood chipped play area and a large summer house style shed. The front has a recently built block paved driveway for off-street parking.

Council tax band E (Dacorum)

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

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

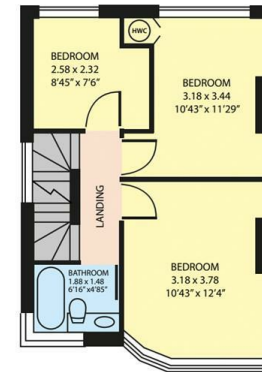
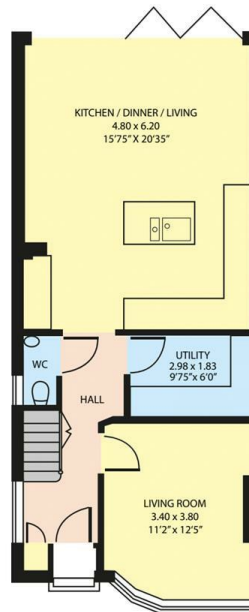
Strictly by appointment through Regent Estates.

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