



REGENT
ESTATES

ROSSWAY, BERKHAMSTED

£850,000 Freehold

ACCOMMODATION

Glyders is a unique four bedroom family home in an idyllic and unrivalled rural location offering outstanding countryside views.

The home, which is easily accessible to central Berkhamsted, comprises entrance hall, excellent size sitting room with feature fireplace, kitchen / breakfast room, spacious study, separate family room / 4th double bedroom and downstairs shower room.

The first floor boasts a dual aspect master bedroom with dressing room / study and two further double bedroom, serviced by the family bathroom.

Outside there is generous size south west facing rear garden, which has panoramic views of open fields and woodland beyond.

To the front the driveway provides ample off road parking for several vehicles leading to the brick carport and tandem garage.

The property had planning permission which has recently expired to enlarge the property quite considerably.

Location - The property is situated within an area designated as being An Area of Outstanding Natural Beauty and within a five minute drive from Berkhamsted. The town centre has an eclectic mix of shops, restaurants and the mainline railway station, together with a wide range of educational facilities for children of all age groups, including the renowned Berkhamsted School for both boys and girls, and Ashlyns Secondary School.

The famous 170 acre Champneys Tring Spa Resort which is located in the beautiful Hertfordshire village of Wiggington which also has a primary school is located between Tring and Berkhamsted.

The mainline station, with its fast and frequent services to London (Euston) approximately 35 minutes, is within walking distance, and easy access can be gained to the A41 bypass providing a fast link to the M25 motorway at Kings Langley (Junction 20) and from there to the national motorway network and international airports.

Services - Mains water, drainage and electricity.

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.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com







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.

Approximate Gross Internal Area
 Ground Floor = 85.5 sq m / 920 sq ft
 First Floor = 81.5 sq m / 877 sq ft
 Garage = 34.9 sq m / 376 sq ft
Total = 201.9sq m / 2173 sq ft

REGENT
ESTATES

TELEPHONE: 01442 877878
 141-143 High Street, Berkhamsted,
 Herts, HP4 3HH
 Email: info@regent-estates.com
www.regent-estates.com