



REGENT
ESTATES

HORSESHOE CLOSE, BOURNE END

£575,000 Freehold

ACCOMMODATION

A three Bedroom semi detached family home in excellent condition throughout located in the popular `Village` of Bourne End, offering convenient access to both Berkhamsted and Boxmoor.

The property is situated on this modern development offering a spacious layout throughout and tastefully finished, ideal for the modern family. The ground floor is arranged with an separate good sized lounge to the front, a large open plan kitchen dining room with door out to the south facing rear garden, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor boasts three impressive sized bedrooms and a family Bathroom. The primary bedroom also benefits from an ensuite shower room. The property offers excellent storage with two of the Bedrooms having built in wardrobes and two further storage cupboards on the landing.

Externally the property benefits from a south facing rear garden with side access and two allocated Parking spaces. This property benefits from double glazing, under floor heating downstairs (except the cloakroom) and gas heating to radiators upstairs.

Horsehoe Close is located in the charming and picturesque village of Bourne End that is ideally situated within easy reach of the mainline railway station at Hemel Hempstead and Berkhamsted that provide a fast and frequent service to London Euston. For the commuter the motorway access points for the M1 and M25 are close by. Good schooling is also nearby with excellent shopping facilities at Hemel Hempstead, Berkhamsted and Watford.

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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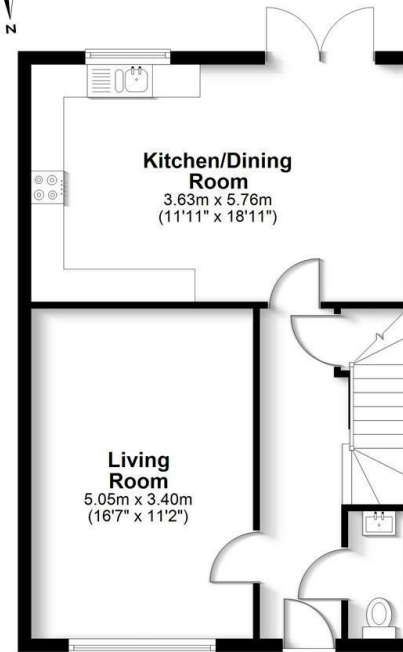






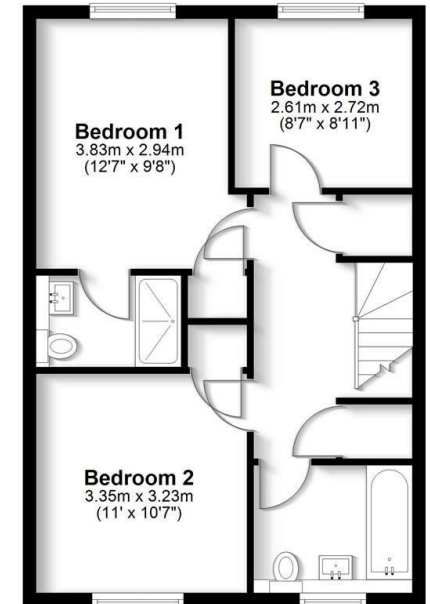
Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



First Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

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.

Plan produced using PlanUp.

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