



REGENT  
ESTATES



# NASH CLOSE, BERKHAMSTED

£650,000 Freehold

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## ACCOMMODATION

A wonderful three bedroom end-of-terrace house finished to the highest standard throughout and situated on a quiet Close in the centre of Berkhamsted. Easy walking distance from Berkhamsted train station and all of the amenities that it has to offer.

### DESCRIPTION

This three bedroom house offers a tranquil location whilst being in an extremely convenient position for the town centre and train station. The inviting entrance hall gives access to a large cloakroom, the kitchen and the living room. The kitchen/living/dining room is open plan and perfect for family living and entertaining. The kitchen which was updated in 2021 is bright and airy and benefits from a range of base and wall units. Integrated items include the gas hob, electric oven, dishwasher and fridge/freezer. The living/dining room is incredibly spacious and benefits from patio doors onto the west facing garden which lets the light flood in.

Upstairs, there are two double bedrooms and a comfortable single bedroom and has plenty of room for storage. The good sized family bathroom contains a three piece suite. The second bedroom is a generous double and benefits from a built in wardrobe. Bedroom one offers lots of space and a built in wardrobe. The shower en-suite is tastefully decorated and comprises of a three piece shower suite.

The garden has a patio area which is perfect for al fresco dining. The rest of the garden is laid to lawn with a mature planted border. There is a gate at the back of the garden which grants side access to the property.

## 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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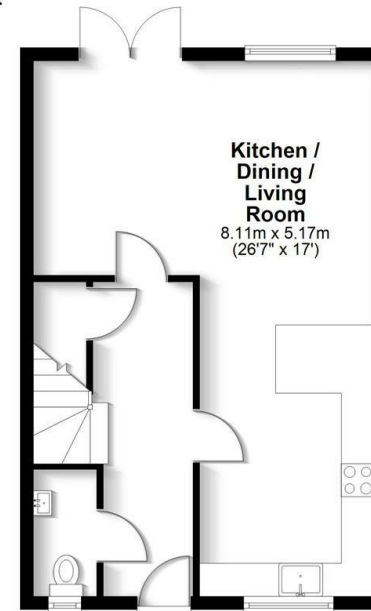






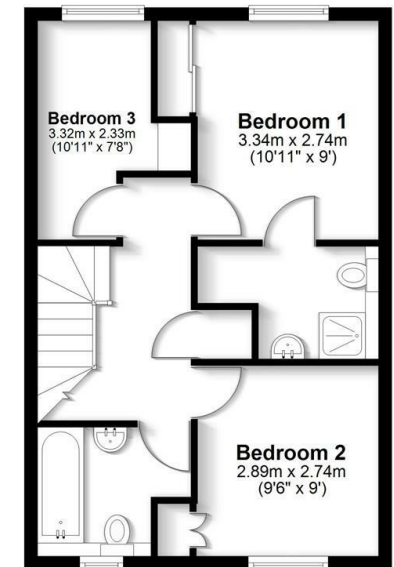
### Ground Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 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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