



REGENT  
ESTATES



# TRING ROAD, DUDSWELL, BERKHAMSTED

£1,050,000 Freehold

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## ACCOMMODATION

VIEWINGS STARTING FROM SATURDAY 3RD MAY! A superb, modern five double bedroom family home offering spacious and contemporary accommodation over two floors.

The property has a solid oak staircase, oak doors and oak flooring to the reception rooms.

Accommodation comprises; entrance hallway, modern kitchen breakfast room with Neff appliances, breakfast bar and open plan dining area with doors leading onto the garden, utility room leading to integral garage, family room, sitting room with wood burning stove, study, cloakroom. To the first floor there are five bedrooms, two en suites and a family bathroom.

The rear garden is mainly laid to lawn with a paved area for entertaining. To the front, there is driveway parking for several vehicles.

Location-wise, it is perfect for those seeking countryside on the doorstep, but with easy access to a nearby town

## 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.

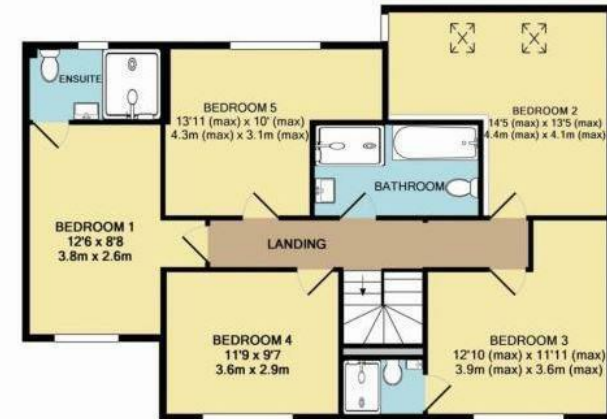
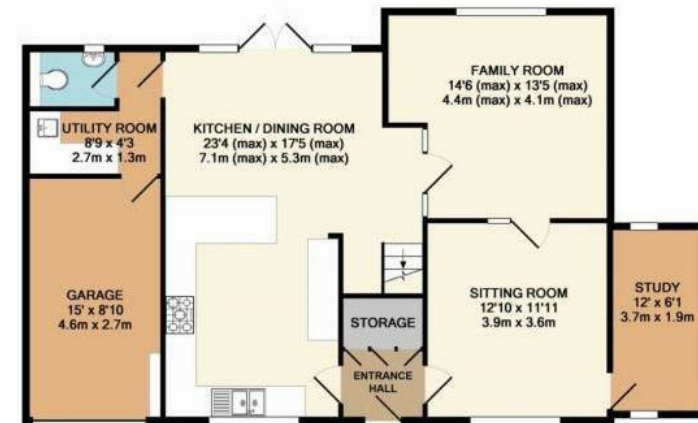
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TOTAL APPROX. FLOOR AREA 1959 SQ.FT. (182.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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