



REGENT
ESTATES

HIGH STREET, NORTHCHURCH

£630,000 Freehold

ACCOMMODATION

VIEWING FROM SATURDAY 17TH MAY FROM 12PM. Rare to the market, this unique mid terrace four double bedroom period property boasts stunning views over the church. Brimming with personality and stunning period features.

Walking into this gorgeous home, the hallway leads to the living room and the sitting room. The living room is bursting with character and boasts a beautiful bay window, wooden floors and a working Welsh slate fireplace. The open plan sitting room/kitchen is bright and spacious. The sitting area has a beautiful working marble fireplace and there are wooden floors throughout. The kitchen features a range of base and wall units, a gas Rangemaster and a breakfast bar. There are patio doors to the garden, a large sash window and several Velux windows which allow the light to flood in.

The first floor boasts two large double bedrooms and the family bathroom. The four piece bathroom offers a wealth of character from the working fireplace and the high level Burlington Arcade toilet with chain flush, to the elegant, freestanding roll top bath and feature radiator. The front bedroom is beautiful. Two built in cupboards wing the intricate feature fireplace which is the focal point of this room. The stunning wood floor, and large picture window add to the charm. The back bedroom is a good sized double room with a large sash window and plenty of room for storage.

The second floor offers two more beautiful bedrooms. The back bedroom is a bright and airy comfortable single bedroom with a large sash window. The front bedroom is a large double bedroom with an original feature fireplace and white wooden floors this room further benefits from an immaculately decorated shower en suite.

LOCATION

The property is conveniently placed for local shops and Berkhamsted, which is a lovely walk along the Grand Union Canal. Northchurch has a good selection of shops that includes a supermarket with a post office, bakers, and a very nice café. Northchurch has a primary school, which is rated as good by Ofsted, a church and a pub. Northchurch abuts thousands of acres of National Trust land and nearby Berkhamsted offers a wide range of additional facilities, including Ashlyns secondary school and the mainline station, which has a fast and frequent service into London (Euston) in approximately 34 minutes.

OUTSIDE

The south facing courtyard garden is patio laid with a mature, herbaceous border which comes to life in the spring with plenty of greenery and colour. It is the perfect place to entertain in the warmer months or to sit and enjoy the sunshine. There is a shed for storage with an allotment behind it. To the front of the house, there is a tiled pathway to the front door and a front garden allowing the house to be stepped back from the road.

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

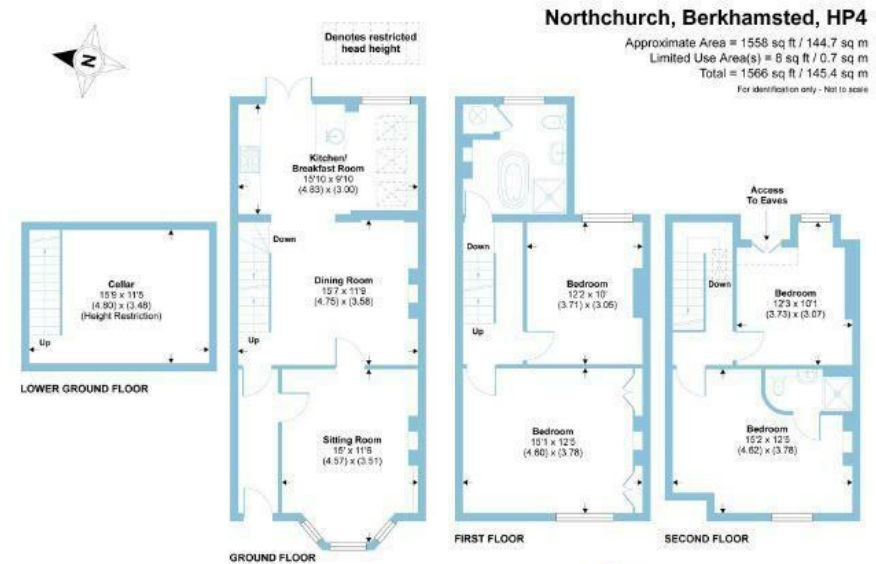
Strictly by appointment through Regent Estates.

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