



REGENT  
ESTATES



# CHURCH ROAD, LITTLE GADDESSEN, BERKHAMSTED

£750,000 Freehold

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## ACCOMMODATION

This beautifully positioned three bedroom property is situated in the heart of the highly desirable village of Little Gaddesden and is set on the edge of the stunning National Trust Ashridge Estate. Offering modern open plan living and large garden with a summer house/ home office this property also offers scope to improve/ extend STPP . This semi-detached family home is on a quiet 'no-through' road with parking to the front of the property.

The property opens into a superb open-plan living/dining room with a modern bespoke fitted kitchen beyond featuring white quartz worktops and Neff appliances. The living area boasts an attractive fireplace with log-burner, and wooden floors run throughout the ground floor with the benefit of zoned underfloor heating. From the kitchen, sliding doors open to a large stone paved sun terrace and the long garden beyond. There is also an entrance porch and cloakroom on entering the property, as well as side access to the rear garden. and spacious garden store.

On the first floor, there are three bedrooms and a family bathroom. The two front bedrooms enjoy lovely open views over the village sports fields and surrounding countryside. From the landing, a wooden staircase rises to a fantastic loft room, which has been thoughtfully adapted to offer a number of uses.

Little Gaddesden is a sought after village in the Chilterns close to Ashridge and Berkhamsted. The amenities include a local shop, post office, the well reknowned Bridgewater Arms dining pub, popular primary school, tennis club, bowls, golf and cricket club.

The kitchen opens onto a superb outdoor terrace, then continues to a large garden with a fantastic summer house, ideal for gym or home office.

## 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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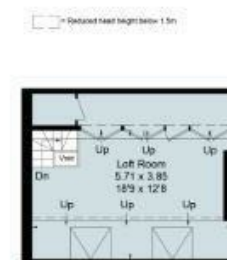
Approximate Area = 125.9 sq m / 1355 sq ft  
 Studio = 21.8 sq m / 235 sq ft (Excluding Shed)  
 Total = 147.7 sq m / 1590 sq ft  
 Including Limited Use Area (13.2 sq m / 142 sq ft)  
 For identification only. Not to scale.  
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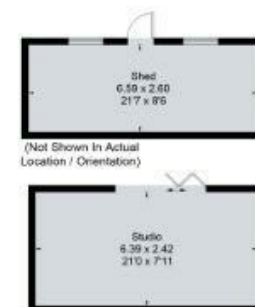
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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