



REGENT  
ESTATES

# KITE FIELD, NORTHCHURCH

£645,000 Freehold

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## ACCOMMODATION

NEW PRICE! A rare opportunity to purchase a corner plot, TWO BEDROOM link detached bungalow in a popular yet peaceful residential area overlooking the River Bulbourne in the centre of Northchurch, offered with NO CHAIN and presented newly redecorated and re-carpeted.

The entrance hallway leads through to a large living/dining room benefiting from sliding doors through to the conservatory and hard landscaped rear garden. Recently fitted wooden flooring extends through to the kitchen with modern fitted cabinets and integrated appliances.

The generous master bedroom features a bay window overlooking the frontage, as does the second bedroom and adjacent contemporary shower room.

The garden is partially walled with a large terrace and provides access into the single garage and wooden gated access to driveway at the side of the property.

Northchurch is located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, the welcoming community of Northchurch is also well catered for with a convenient Tesco Express, Post Office, fish and chip shop and bakery.

Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

## 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

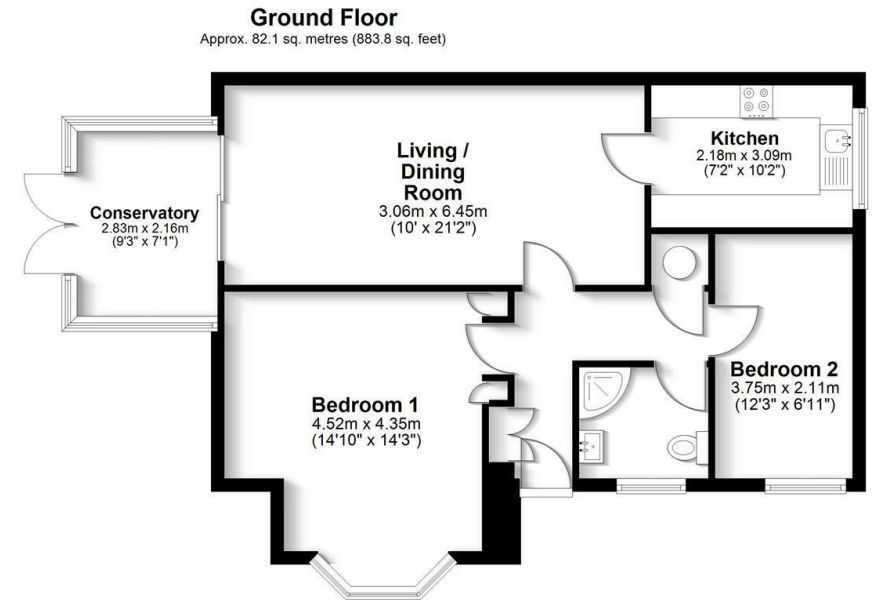
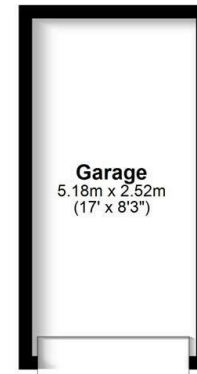
Strictly by appointment through Regent Estates.

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Total area: approx. 82.1 sq. metres (883.8 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.  
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