



REGENT
ESTATES

LONDON ROAD, BOURNE END

£3,750

PCM

ACCOMMODATION

A stunning, semi-detached chalet bungalow in Bourne End, two years old and finished to a very high specification, offering unexpectedly generous family accommodation throughout. Berkhamsted town centre is a five minutes' drive away and Hemel Hempstead train station a 10-15 minute level walk. UNFURNISHED. Driveway parking for two cars. Extensive rear garden backing onto the picturesque River Bulbourne. Rent includes garden maintenance. Gas central heating. EPC Rating B. Council Tax Band G.

Accommodation: Entrance hallway with cloaks cupboard, incredible open plan kitchen/dining/family room with French doors opening out to the rear terrace and garden, separate utility room and pantry, ground floor double bedroom/study, Jack and Jill en suite shower room, upstairs the master bedroom benefits from an ensuite shower and double doors overlooking the rear garden, there are two further double bedrooms and a family bathroom.

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 area: approx. 185.7sq. metres (1998.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings.
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