

## COBB ROAD, BERKHAMSTED

# £495,000 Freehold

#### ACCOMMODATION

Spacious Three-Bedroom Family Home with Generous Garden and Views. | No upper chain.

Ideally situated in a sought-after residential area, this three-bedroom home offers superb family living, within catchment for excellent primary schools and just a short walk from local amenities.

Inside, the light and airy accommodation comprises a generously sized sitting/dining room, a separate kitchen, and patio doors that open directly onto the rear garden—perfect for entertaining and family life.

Upstairs, you'll find three well-proportioned double bedrooms and a family bathroom.

Externally, the property boasts a substantial rear garden with far-reaching views across Berkhamsted. A combination of patio and lawn makes for an ideal outdoor space, complemented by three brick-built outbuildings offering excellent storage solutions.

Berkhamsted is an historic market town nestled in the heart of the Chilterns Area of Outstanding Natural Beauty. It offers a wide range of independent shops, restaurants, cafes, and excellent schools, making it a popular choice for families and professionals alike.

Easy access to A41, M1, and M25

Mainline station to London Euston (fast and frequent service)

Surrounded by scenic countryside and canal-side walks

## 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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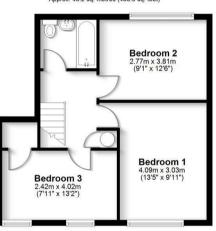
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#### **Ground Floor** Approx. 48.1 sq. metres (517.9 sq. feet)



First Floor Approx. 45.2 sq. metres (486.3 sq. feet)



#### Total area: approx. 93.3 sq. metres (1004.2 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.