



REGENT
ESTATES

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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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.

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