



REGENT  
ESTATES

# SWING GATE LANE, BERKHAMSTED

**£735,000** Freehold

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## ACCOMMODATION

An immaculate three-bedroom, modernised family home arranged over three floors, featuring a highly useful loft room. The property benefits from off-road parking for three vehicles and is situated on a popular, mature residential road in Berkhamsted.

The ground floor opens into a welcoming entrance hall leading to a spacious lounge with attractive bay windows. The hall also provides access to a stylish open-plan kitchen/diner, enhanced by a Velux window and bi-fold doors that open onto an established, low-maintenance recently completed landscaped rear garden, ideal for entertaining. A downstairs cloakroom completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom. A further staircase leads to the loft room, which benefits from plentiful and easily accessible eaves storage, making it ideal for use as a home office or guest bedroom.

The property is ideally positioned within easy walking distance of Berkhamsted High Street and the mainline train station, as well as highly regarded local schools including Swing Gate Primary School and Thomas Coram School.

## 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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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

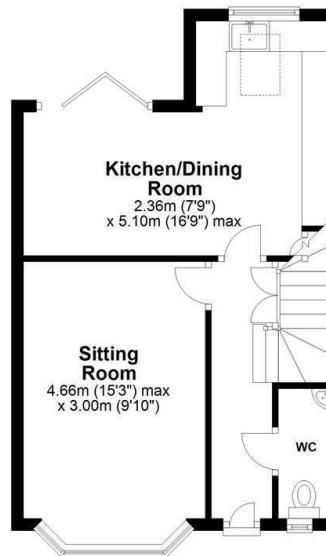
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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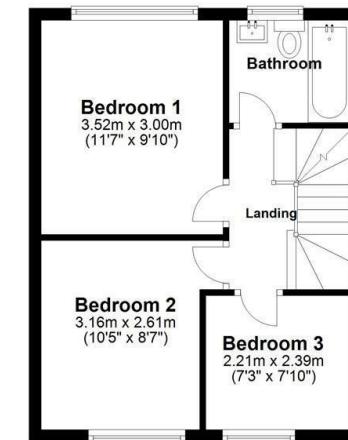




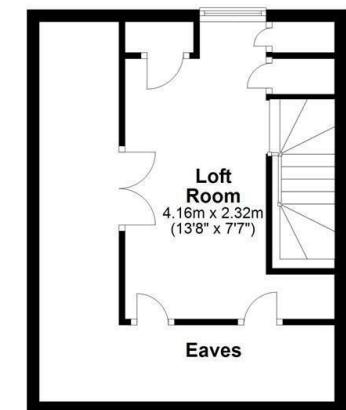
**Ground Floor**  
Approx. 37.8 sq. metres (407.3 sq. feet)



**First Floor**  
Approx. 34.5 sq. metres (371.7 sq. feet)



**Second Floor**  
Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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