
REGENT
ESTATES

SWING GATE LANE, BERKHAMSTED

£700,000 Freehold

ACCOMMODATION

A Rare Opportunity on Swing Gate Lane, Berkhamsted, no upper chain.

While the property would benefit from modernisation, it presents a superb opportunity for purchasers to personalise and create a bespoke home in a highly desirable location. This well-proportioned bungalow offers versatile accommodation, including a spacious sitting room with direct access to a west-facing garden, ideal for enjoying afternoon and evening sunshine. The layout is further complemented by a separate kitchen, dining room and three generous double bedrooms, providing flexible living space.

Additional highlights include a useful study with built-in storage, while stairs lead to a converted loft room offering valuable extra space suitable for a variety of uses. Practical features include a double garage and ample driveway parking off a one way side road, offering privacy.

Ideally situated within close proximity to Berkhamsted town centre, the property enjoys easy access to local shops, highly regarded schools, and leisure facilities, offering the perfect balance of convenience and tranquillity. This is an exciting opportunity to acquire a substantial detached home in one of Berkhamsted's most sought-after locations.

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

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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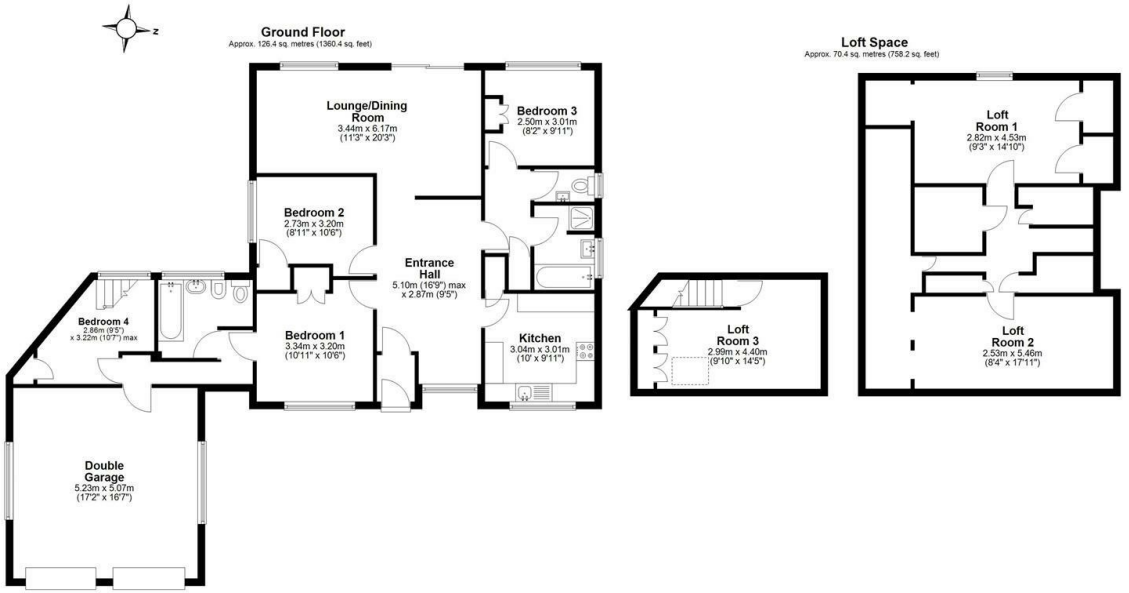












Total area: approx. 196.8 sq. metres (2118.6 sq. feet)

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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