



71

REGENT  
ESTATES

# SHRUBLANDS AVENUE, BERKHAMSTED

£3,000

PCM

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## ACCOMMODATION

LET BY REGENT ESTATES! This beautiful Victorian home has been newly renovated and tastefully furnished to create elegance and character throughout. Situated in the sought-after market town of Berkhamsted, this home is conveniently located within walking distance of many excellent primary and secondary schools, making it an ideal choice for families. The nearby train station offers quick access to London, with a journey time of just 35 minutes, perfect for commuters. Pets considered. AVAILABLE UNFURNISHED. EPC Rating D. Council Tax Band E.

ACCOMMODATION: Upon entering, you are greeted by a welcoming entrance hall leading to a spacious living and dining room with under stairs storage, modern fitted kitchen boasting ample storage, downstairs cloakroom, sunny conservatory with patio doors leading to 100ft plus rear garden.

Upstairs, you'll find generously sized bedrooms with wooden shutters throughout, along with a stylish family bathroom. The property retains many original features, adding character and warmth throughout.

## 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.

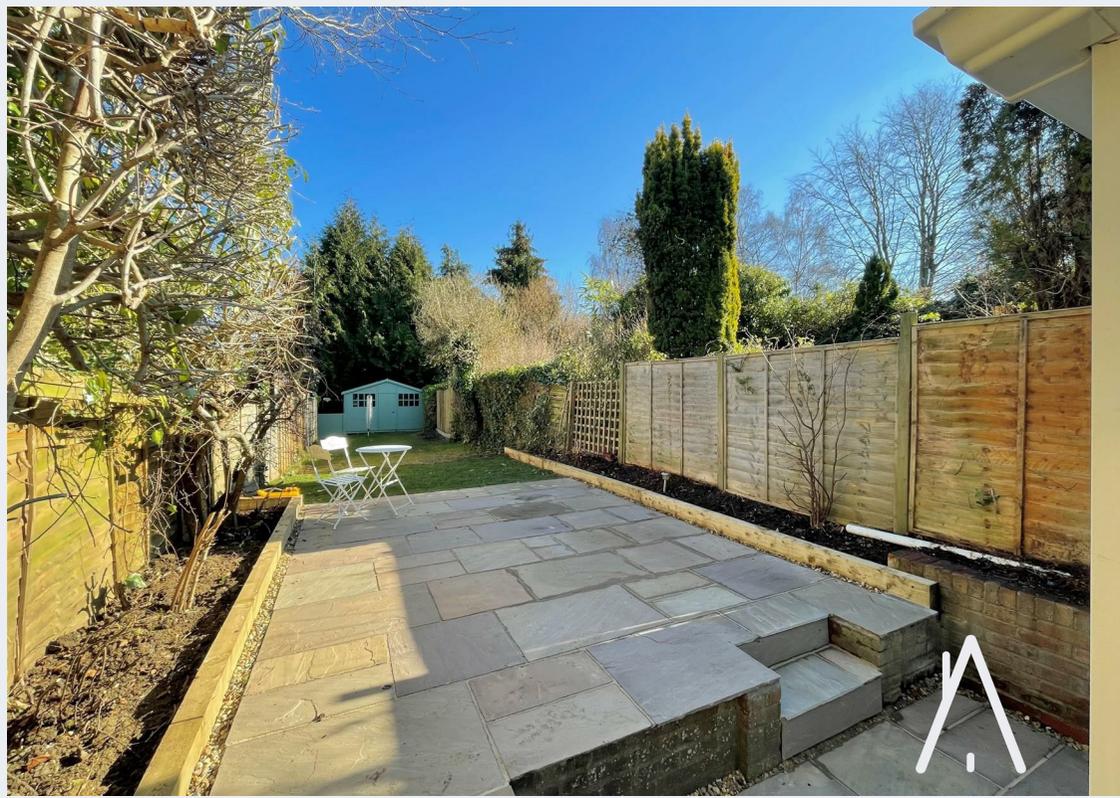
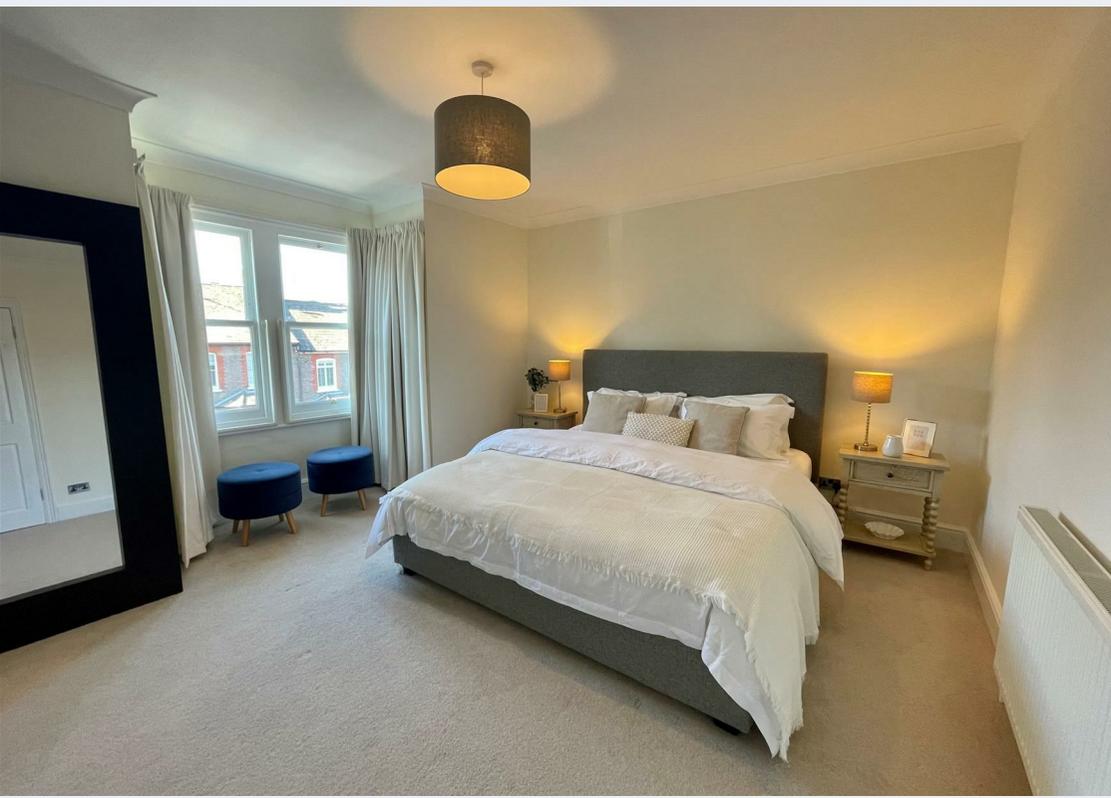
01442 877878

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

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

[www.regent-estates.com](http://www.regent-estates.com)







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TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)