



REGENT
ESTATES

LONDON ROAD, BOURNE END

£3,750

PCM

ACCOMMODATION

AVAILABLE MID JULY A stunning, semi-detached chalet bungalow in Bourne End, finished to a very high specification and offering generous family accommodation throughout. Berkhamsted town centre is a five minutes' drive away and Hemel Hempstead train station approximately a 15-20 minute level walk away. UNFURNISHED. Driveway parking for two cars. Extensive rear garden with a wonderful 400 year old oak tree backing onto the River Bulbourne. Rent does not include garden maintenance. Gas central heating. EPC Rating B. Council Tax Band F.

Accommodation: Entrance hallway with cloaks cupboard, large open plan kitchen/dining/family room with French doors opening out to the rear terrace and garden, separate utility room and pantry, ground floor double bedroom/study, Jack and Jill ensuite shower room, upstairs the master bedroom benefits from an ensuite shower and double doors overlooking the rear garden, there are two further double bedrooms and a family bathroom.

LOCATION

Located in a village with access to lovely countryside walks and the Grand Union Canal. The neighbouring town of Berkhamsted provides comprehensive amenities and a wide range of educational facilities including the renowned public school. Mainline station to Euston and easy access to junction 20 for M25 and Junction 8 for the M1.

OUTSIDE

Large well laid out gardens leading down to the River Bulbourne. Spacious terrace adjoins the rear of the property. Boundaries are well defined and there is ample parking.

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

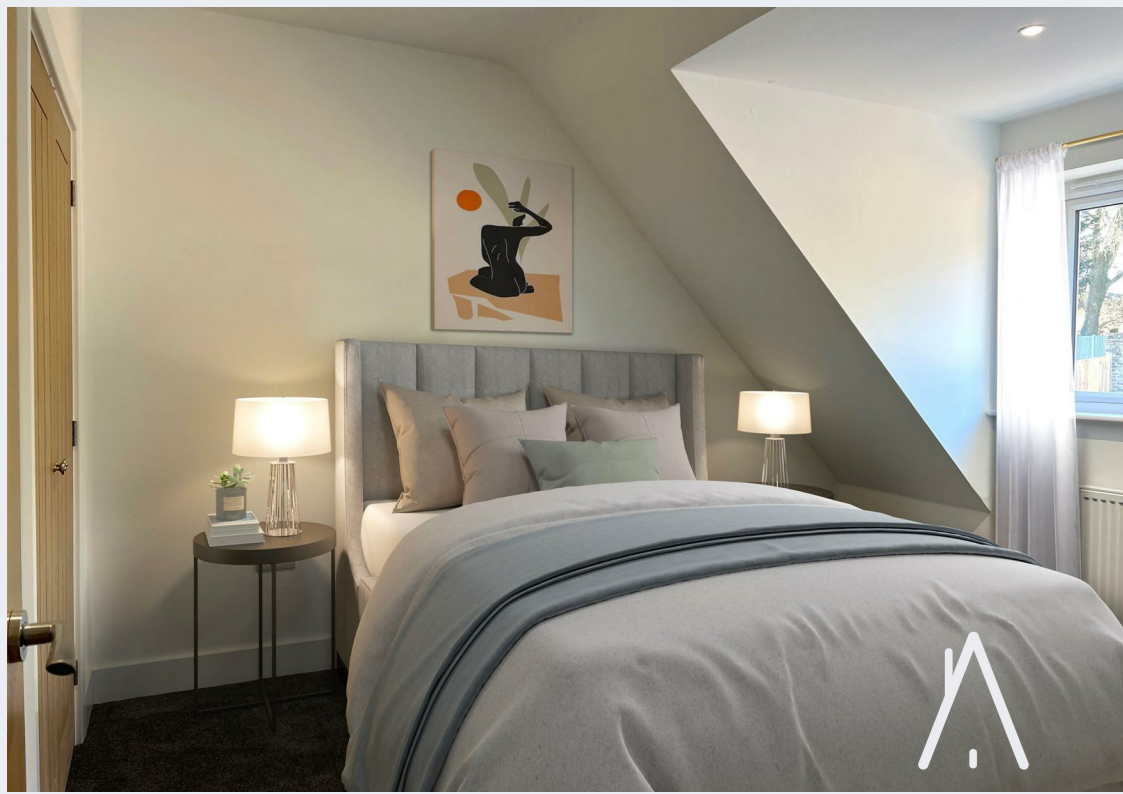
Strictly by appointment through Regent Estates.

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