
REGENT
ESTATES

BOURNE END, NR BERKHAMSTED, HERTS

£1,100,000 Freehold

ACCOMMODATION

Hollow Oak is a high specification SEMI DETACHED CHALET BUNGALOW situated in Bourne End, a linear village a short drive to the centre of Berkhamsted, benefitting equally from the amenities of nearby Boxmoor and Berkhamsted, Hemel Hempstead train station and the scenic walking the open access to Box Moor Trust land offers.

The large rear garden backs onto the charming River Bulbourne, the river bank itself being a Conservation Area together with a 400 year old hollow oak tree trunk.

GROUND FLOOR 1200 sqft:
Wood flooring throughout.
The entrance hallway has a cloaks/storage cupboard and cloakroom/Jack & Jill bathroom serving the fourth bedroom/family room.
An impressive open plan kitchen/dining/living space and utility room overlooks the rear gardens
This all opens through double doors on to a large patio, extensive garden and glorious views. Other features include a marvellous, fully fitted pantry and a separate utility room.
Further on the ground floor we have the Principle Master bedroom/study with a very spacious fitted ensuite bathroom. A built in cloak room completes the ground floor accommodation.

FIRST FLOOR 800 sqft:
A contemporary staircase to the first floor and the 2nd feature bedroom with a Juliet Balcony providing wonderful views over the rear garden with the added benefit of a private fitted ensuite bathroom.

LOCATION

Located in a village with access to lovely countryside walks and the Grand Union Canal. The neighbouring town of Berkhanmsted 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.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

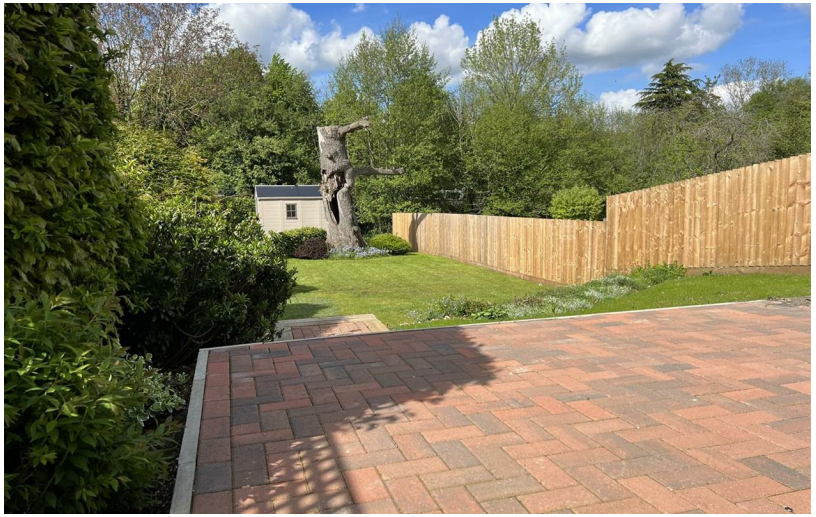
Email: info@regent-estates.com
www.regent-estates.com















Total area: approx. 185.7 sq. metres (1998.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings.
© My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

REGENT ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com