



REGENT
ESTATES

BEECH HILL COURT, BERKHAMSTED

Guide £675,000 Freehold

ACCOMMODATION

A superb renovation and development opportunity, this detached bungalow is situated on a large corner plot in a desirable part of town. The property is within walking distance of the town and station. The accommodation currently comprises : Hall, cloakroom, lounge/dining room, kitchen, three bedrooms and a family bathroom.

No upper chain.

LOCATION

Ideally situated in the town centre and the main railway station, offering a frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union Canal passing through its centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton Airports. A highly desirable market town offering a diverse range of shops and boutiques, restaurants, pubs and cafe's. There is a good range of leisure facilities and in the surrounding countryside the National Trust's Ashridge Estate offers 5,000 acres for walking, golf and horse riding pursuits.

OUTSIDE

Standing on large corner plot providing lots of opportunity and space to extend (subject to the usual planning consents). The gardens are mainly laid to lawn and have been planted in a traditional style.

To the front there is a driveway providing access to the garage and further parking. To the side is a further area of garden land.

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. 101.7 sq. metres (1095.1 sq. feet)

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

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