



Castles

PICCOTTS END
Hemel Hempstead HP1 3AT

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Offers Over
£475,000
(Freehold)

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A charming Two-Bedroom Character Cottage in Piccotts End.



This delightful two-bedroom character cottage has been tastefully modernised, featuring UPVC double glazed windows, a combi boiler, and a log burning stove. The modern shaker-style kitchen includes a butler sink, integrated electric oven with a slide & hide door, and an electric hob. The open-plan kitchen and dining area overlook a fully enclosed courtyard rear garden.

Upstairs, you'll find two double bedrooms. The master bedroom, located at the front of the property, boasts a walk-in wardrobe. The second bedroom, with views over the rear garden, provides access to the loft. The recently updated family bathroom complements the contemporary interior.

At the end of the garden, the home office is equipped with hardwired internet, power, and lighting. The office leads to the garage, which, while not large enough for a car, offers ample storage space, electricity, lighting, and an electric up-and-over door. The garage is also accessible from Piccotts End Lane.

Specifications

- 2 BEDROOMS
- CHARACTER COTTAGE
- OPEN PLAN KITCHEN/DINER
- MODERNISED w/ ORIGINAL FEATURES
- LOG BURNING STOVE
- EXPOSED BEAMS & BRICKWORK
- HOME OFFICE
- GARAGE
- UPVC DOUBLE GLAZING



Despite its modernisation, this beautiful property retains many original character features, including exposed beams and brickwork.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

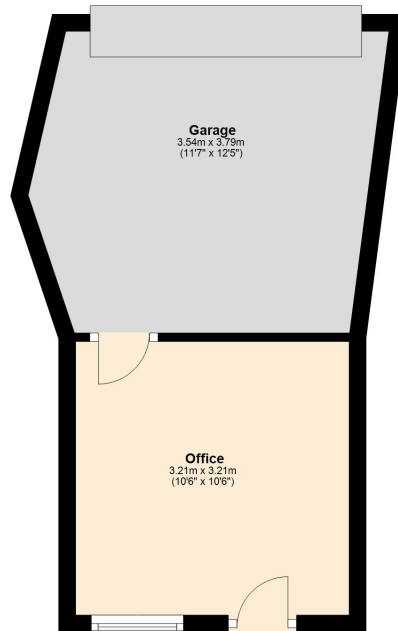
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

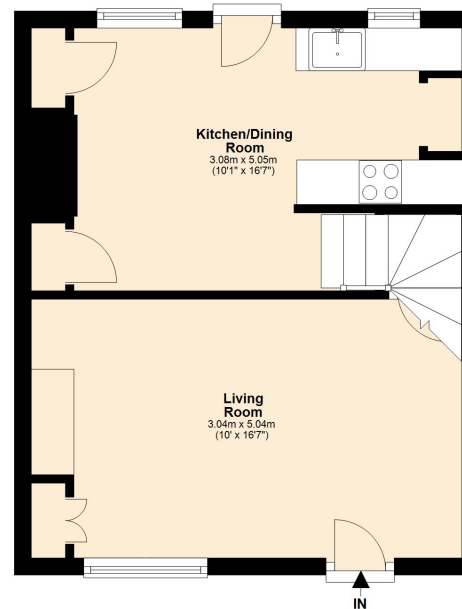
Outbuilding

Main area: approx. 13.3 sq. metres (143.2 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (110.9 sq. feet)



Ground Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Tenure: Freehold
Council Tax Band: E
EPC Rating: D

Main area: Approx. 76.0 sq. metres (817.7 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (110.9 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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