



Bradden Lane, Gaddesden Row, HP2 6HZ
Asking price £425,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** A double fronted, three bedroom character property situated in highly regarded Gaddesden Row.

Accommodation includes OPEN PLAN kitchen/breakfast room, family room, living room with WOOD BURNING STOVE, three first floor bedrooms and a family bathroom.

Externally the property has the added benefit of a larger than average 'L' shape garden abutting open fields and a home office. Contact Sears & Co to arrange your viewing on this rarely available home.



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Double Glazed Entrance Door

Kitchen/Breakfast Room

One wooden framed window and one double glazed window. Stable door leading to the garden. Refitted with a range of eye and base level units with marble effect work surfaces over also forming up stands. Ceramic sink and drainer unit with mixer tap. Space for a free standing oven with fitted extractor over. Free standing washing machine and dishwasher. Radiator. Recessed down lighting. Under stairs cupboard with a glazed window and space for a fridge. Access to the living room & family room.

Family Room

Glazed sash style window. Radiator. Fire place. Wood effect flooring.

Living Room

Glazed sash style window. Glazed window. Brick fireplace with tiled hearth and fitted cast iron wood burning stove. Under stairs storage cupboard. Wood flooring. Stairs leading to the first floor accommodation.

First Floor Landing

Access to the partially boarded loft via a pull down ladder which benefits from power and lighting. Radiator. Store cupboard. Access to all rooms.

Bedroom One

Glazed sash style window. Fire place with matching mantle and slate hearth. Wood flooring. Radiator. Store cupboard.

Bedroom Two

Glazed sash style window. Radiator. Wood effect flooring.

Bedroom Three

Glazed sash style window. Radiator.

Family Bathroom

Glazed window. Refitted with a white three piece suite to include a 'claw foot' bath with glass screen and shower over, feature wall mounted sink unit and low level w/c. Traditional style radiator. Recessed down lighting. Tiled flooring. Tiling to splash back areas.

Externally

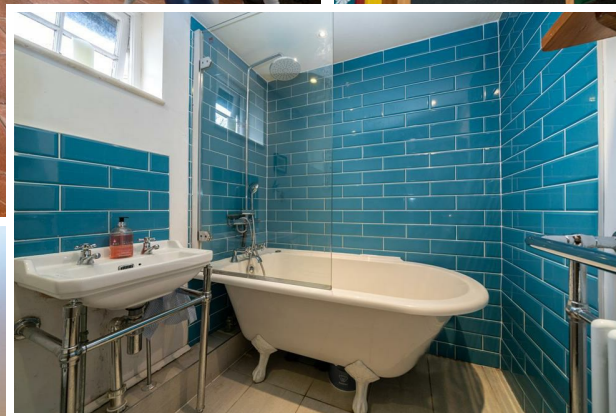
The front of the property includes an external log store and access to the home office from a communal courtyard.

The larger than average garden is located to the rear of the property and is arranged with areas of patio, lawn & mature planting. Enclosed in part by picket fencing and walled/timber panel fencing. Summer House. Store shed.

Home Office

A dual aspect building located opposite the front door to the property. Two double glazed

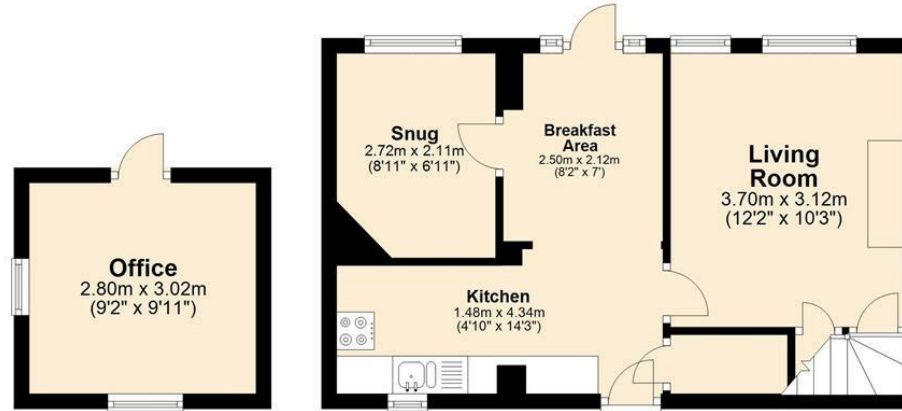
windows. Power, lighting & wall mounted electric radiator. Wood effect flooring. Views over nearby countryside.





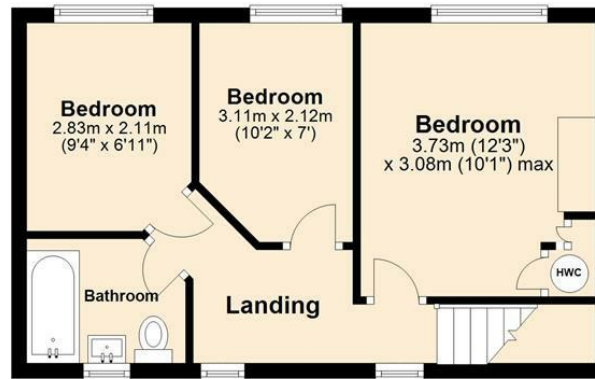
Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 76.2 sq. metres (820.7 sq. feet)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	27 F	
1-20	G		