



**Piccotts End, Piccotts End, HP1 3AT**  
**Asking price £575,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

**\*\* NO UPPER SALES CHAIN \*\***

A unique opportunity to purchase this well proportioned character home with accommodation spanning approximately 1300 SQFT situated in the exclusive village of Piccotts End. 60 Piccotts End is believed to date back to the early 1700's and formed part of a public house until the early 1900's.

The layout currently comprises an entrance hallway with cloaks storage, dining room, 19FT living room, kitchen, utility room, ground floor family bathroom, principal bedroom with dressing room, shower and storage area, two further first floor bedrooms and a first floor w/c.

Externally the property further benefits from a courtyard garden and a garage with area of hard standing to the front. Contact SOLE appointed selling agents Sears & Co to arrange a viewing on this delightful property.

Piccotts End is a peaceful village, bordered by countryside, with a popular gastropub. It's also a short walk from the open spaces of Gadebridge Park and the charms of Hemel Hempstead Old Town high Street, with its independent shops and cafes.

#### **Wooden Front Door**

#### **Entrance Hallway**

Internal glazed window. Radiator. Wood effect flooring. Cloaks storage alcove with window. Access to the dining room and living room.

#### **Dining Room**

Wooden framed glazed window. Two radiators. Wood effect flooring. Feature fire place. Stable style door leading to the living room.

#### **Living Room**

Sliding door to the courtyard garden. Fire place. Two radiators. Wood effect flooring. Stairs to the first floor accommodation. Access to the kitchen.

#### **Kitchen**

Glazed door to the courtyard garden. Two glazed windows. Fitted with a range of eye and base level units with work surfaces over. Butler sink with mixer tap. Free standing range oven. Integrated low level fridge. Recessed down lighting. Radiator. Tiled flooring. Door to the utility area.

#### **Utility Room**

Space for a fridge/freezer and space for a stacked washing machine and tumble dryer. Wooden door to the side aspect. Glazed window. Radiator. Tiled flooring. Access to the family bathroom.

#### **Family Bathroom**

Wooden framed glazed window. Fitted with a panel enclosed bath with shower attachment, pedestal wash hand basin, bidet and a low level w/c. Tiling to splash back areas. Tiled flooring. Radiator.

#### **First Floor Landing**

Access to three bedrooms and a first floor w/c.

#### **Bedroom**

Wooden framed glazed window. Radiator. Fire place.

#### **Bedroom**

Wooden framed glazed window. Radiator.

#### **W/C**

Wooden framed glazed window. Fitted with a low level w/c and a pedestal wash hand basin. Tiling to splash back areas. Chrome towel rail. Vinyl style flooring.

#### **Bedroom**

Wooden framed glazed window. Radiator. Access to the loft. Access to the dressing area.

#### **Dressing Room**

Wooden framed glazed window. Exposed wood flooring. Cupboard housing the water cylinder. Shower enclosure which provides access to the store room.

#### **Courtyard Garden**

A private courtyard style garden laid with patio slabs. Outside tap. Storage area.

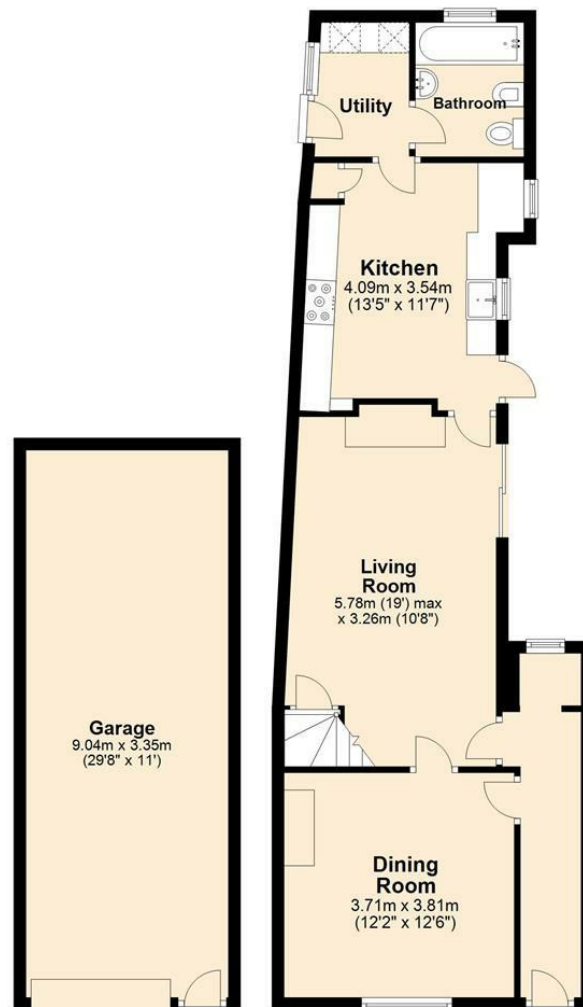
#### **Garage**

Located on Piccotts End Lane. Accessed via a garage door and a pedestrian door to the front. Power & lighting. Area of hard standing to the front of the garage.





**Ground Floor**  
Approx. 62.7 sq. metres (674.8 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 122.0 sq. metres (1313.2 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		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		