







**Offers in Excess of  
£400,000**

Situated in a quaint Hertfordshire village close to both Berkhamsted and Hemel Hempstead, this quintessentially English Grade Two listed cottage boasts a wealth of character and charm. Briefly comprising lounge, kitchen, family bathroom, a main bedroom, a second bedroom overlooking farmland and private front & rear gardens, the property also benefits from driveway parking for two cars and is situated within easy reach of the mainline railway station and the A41 to M1 & M25 motorways.



# Property Description

## **ENTRANCE**

Storm porch over wooden door to lounge.

## **LOUNGE**

Secondary glazed window to front aspect. Multi fuel burner, exposed beams, wood flooring, stairs to first floor, understairs storage cupboard with electric.

## **KITCHEN**

Secondary glazed window to rear aspect, door leading to rear garden. Range of base and eye level units with work surface over, built in oven and hob, built in fridge and washing machine, butler sink with mixer tap, part tiled walls, spotlights.

## **LANDING**

Access to loft space, doors to all rooms.

## **BEDROOM ONE**

Secondary glazed window to front. Exposed beams.

## **BEDROOM TWO**

Secondary glazed window to rear. Exposed beams.

## **BATHROOM**

Secondary glazed obscure window to rear aspect. Bath with shower over, low level w.c., pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, heated towel rail.

## **OUTSIDE**

## **PARKING**

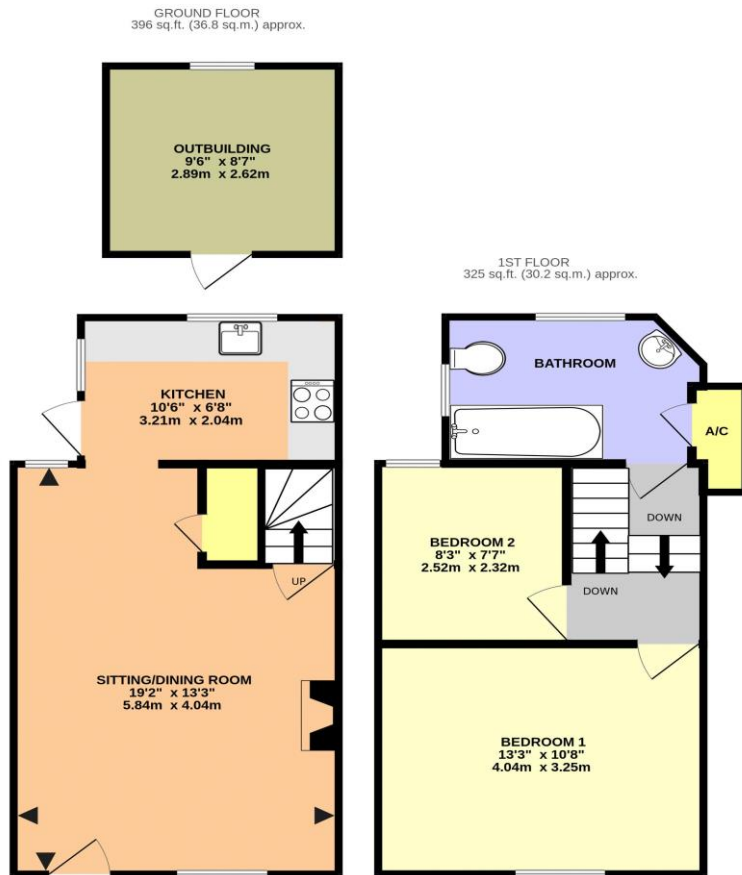
Driveway providing off road parking for two cars to front.

## **FRONT GARDEN**

Lawn area, flower and shrub beds, pathway leading to step to front door.

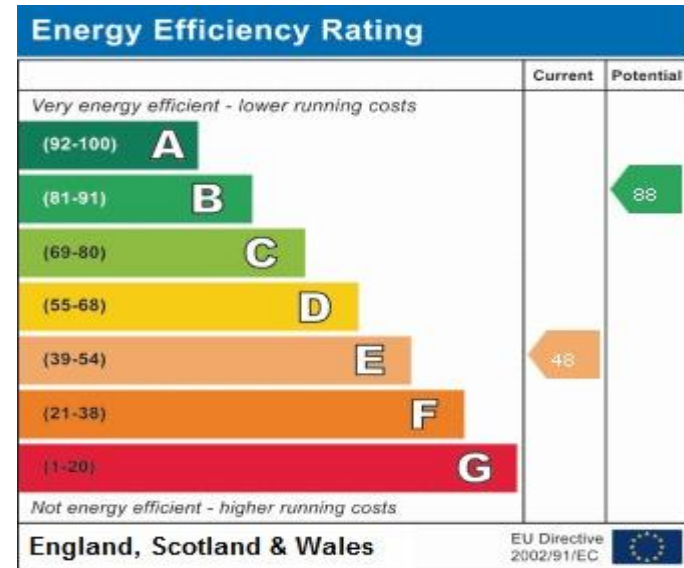
## **REAR GARDEN**

Patio area, flower and shrub beds, gravel path leading to brick built outbuilding.



BOURNE END COTTAGES, BOURNE END, HP1 2RH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk