



## 1a ,Magnolia Cottage East Lane

Bedmond, WD5 0QG

**Offers Over £750,000**

Rarely Available 4-Bed Detached Cottage – Bedmond, Hertfordshire

A charming four-bedroom detached cottage set in the heart of Bedmond. This rarely available home beautifully blends character features with modern comfort. From the moment you step inside, you're welcomed by an abundance of character natural wood finishes, and a cosy log burner that creates a warm, inviting atmosphere.

This home has been lovingly cared for by the current owners and offers spacious and versatile accommodation, including a bright family kitchen-diner, generous living areas, and four well-proportioned bedrooms. The exterior boasts a private garden, low maintenance planting, and driveway parking for several cars complementing the traditional cottage charm.

Positioned in a sought-after Bedmond village location, with excellent transport links for commuters with nearby Kings Langley mainline station taking 30 mins to Euston and the M1 (Jct 6) & M25 (Jct 20) located just 2 miles away!

With local shop amenities nearby, this home presents a unique opportunity to secure a characterful residence rarely seen to this standard on the market. Book your viewing quickly....!

### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Rarely Available 'Chain Free' 4 Bed/3 Bath Period 1590 Sq Ft Detached Cottage In Bedmond
- Truly Luxury Outstanding Condition Throughout
- Large Kitchen Diner with under floor heating and Bi Folds to Garden
- Four Well Proportioned Bedrooms
- Utility Room with Shower /WC and Underfloor heating
- Character Large Reception Room With Log Burner
- Enhanced Layout with 2 Stairs Offers Flexible Living Access
- Lovely Blend of Character and Modern Beams Architecture
- Low Maintenance Outside Living
- Ample Parking for Several Cars



4



3



2

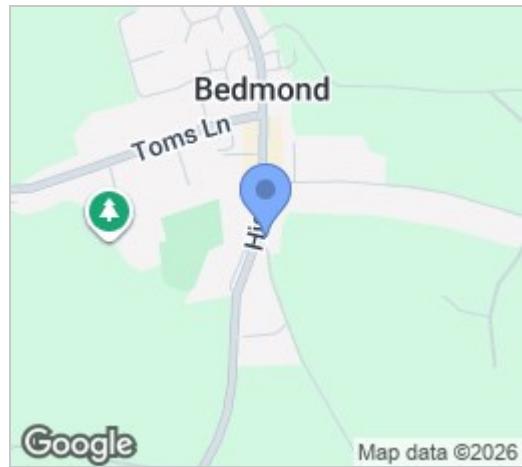


D

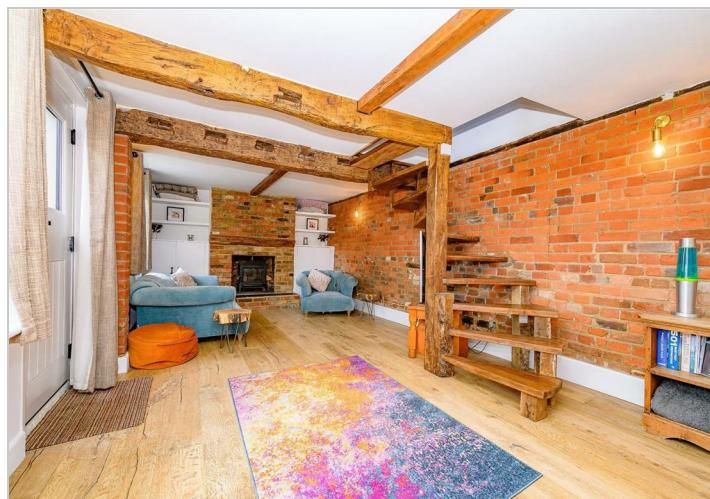
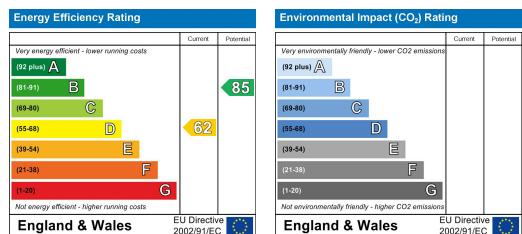
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.