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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Piccotts End

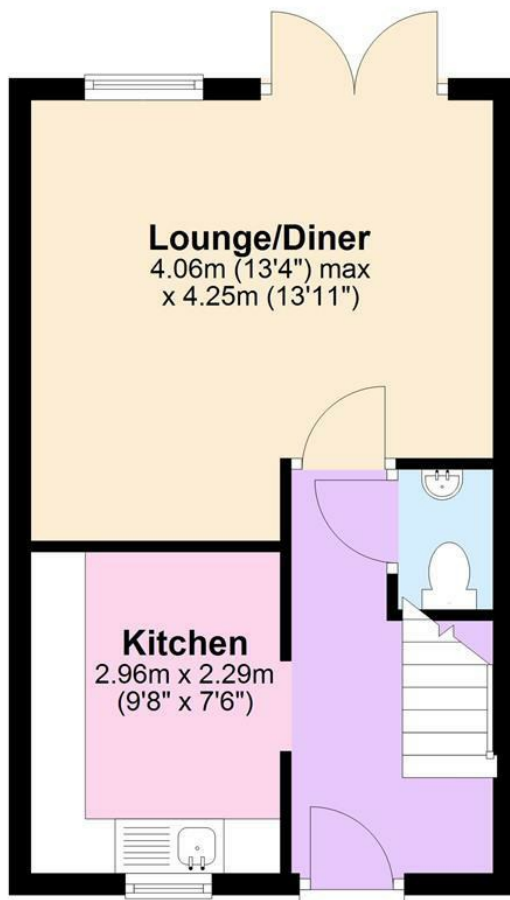
OFFERS IN EXCESS OF

£400,000

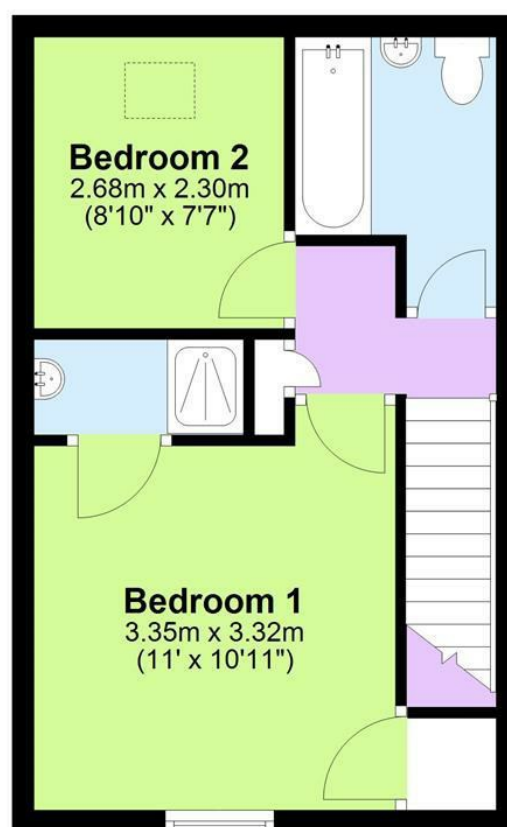
Positioned towards the end of a peaceful no through road in the sought after location of Piccotts End which is in easy striking distance of a host of amenities and transport links whilst offering two double bedrooms with ensuite to the master and wonderful south facing gardens and allocated parking.



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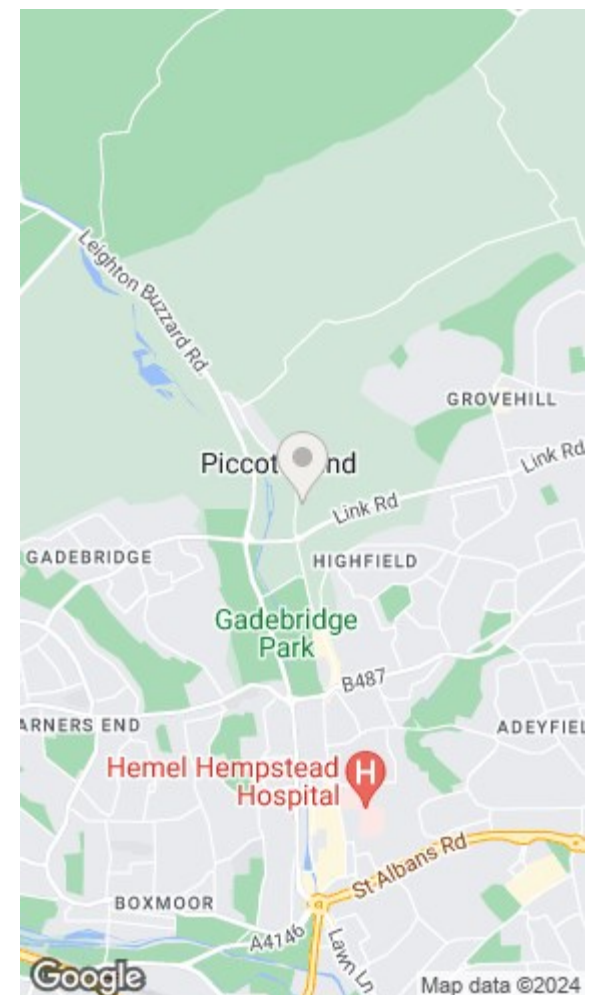
Ground Floor
Approx. 30.2 sq. metres (325.2 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.2 sq. feet)

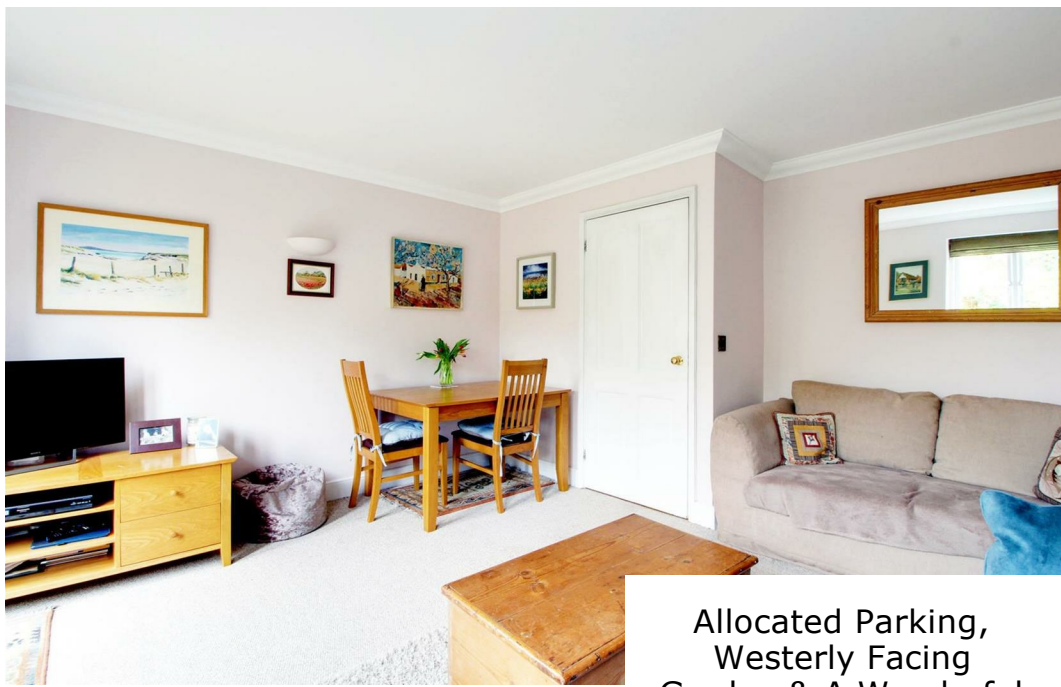
Total area: approx. 60.4 sq. metres (650.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

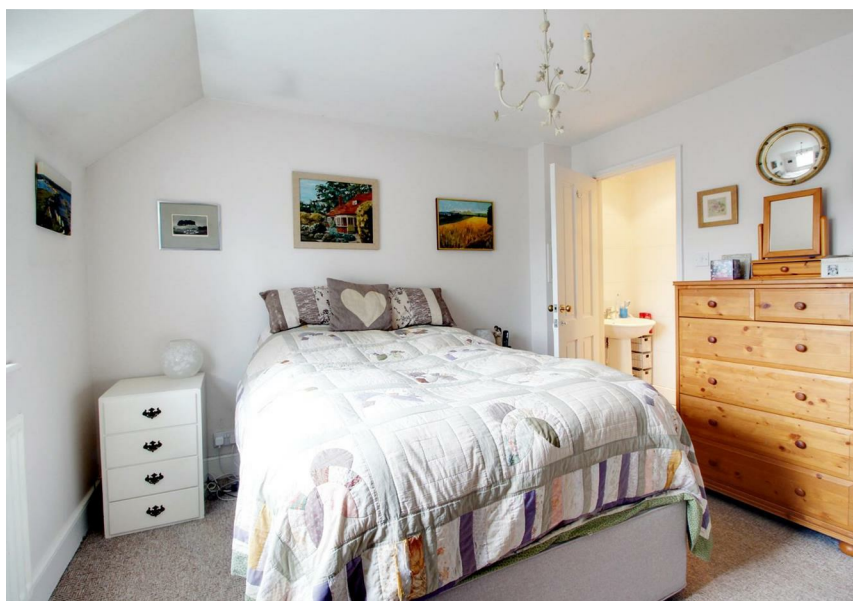


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Allocated Parking,
Westerly Facing
Garden & A Wonderful
No Through Road
Position.



Ground Floor

The front door opens to the entrance hall which has stairs rising to the first floor landing. Doors from here open to the ground floor cloakroom which is fitted with a white two piece suite comprising low level wc and wash basin. The kitchen is positioned at the front of the property and is fitted with a range of solid maple base and eye level units which incorporate several drawers with work tops over and recessed sink unit. There is an integrated stainless steel fronted electric oven with gas hob and extractor over. The principal reception room is positioned at the back of the property and has a window overlooking the Westerly facing gardens and French doors opening directly out to the timber deck.

First Floor

At the first floor level the landing has a hatch opening to the attic space while doors open to all the first floor accommodation. The principal bedroom is at the front of the property and boasts both a deep set over-stairs cupboard and an ensuite shower room. The second bedroom has a Velux window to the rear while the main bathroom is fitted with a white three piece suite to include a panelled bath, vanity unit with recessed basin and low level wc.

Outside

To the side of the property is an allocated off road parking area for two cars. Fully enclosed by a range of fencing the rear garden boasts a Westerly facing aspect and has been designed with low maintenance in mind. Directly to the rear of the property is a raised timber decked area which has a pathway running to the rear boundary through the centre of the garden with mature herbaceous borders to either side.

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The Location

The Marchmont arms public house is situated in the village and the nearby towns of Hemel Hempstead and Berkhamsted provide an extensive range of shops and supermarkets including Marks and Spencer, Waitrose and Tesco superstore. There is an impressive choice of cafes, restaurants and public houses and the area is very well served with excellent schools for all ages within close proximity.

Leisure facilities in the area include golf courses at Ashridge, Berkhamsted, Boxmoor and Chartridge, The Rex Cinema in Berkhamsted ("possibly Britains most beautiful cinema..." -BBC), leisure centres and Champneys spa near Tring. There is huge scope for walking and riding in the local area with thousands of acres of open countryside including the Chiltern Hills and hundreds of footpaths and bridleways.

The property benefits from comprehensive communication links by both road and rail, with frequent trains leaving Hemel Hempstead reaching London Euston in approximately 27 minutes. The M1 (J8) is within 4 miles and the M25 (J20) is within 8 miles.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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