



Piccotts End
Hemel Hempstead, HP1 3AT

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Piccotts End, Hemel Hempstead

Nestled in the historic village of Piccotts End, with fantastic views to the rear over open countryside this delightfully quirky Grade II listed three-bedroom period cottage effortlessly combines character and comfort.

The cottage is well presented and offers a well-maintained front garden that is accessed via a lattice style tiled pathway leading to the front door and a driveway that provides off-road parking.

The ground floor features a cozy snug complete with a charming fireplace, and wooden flooring perfect for relaxation. The spacious family living room retains its original features and has a working fireplace that compliments the room and includes an open-plan dining area, ideal for entertaining.

Leading off this room is a small area ideal for a study that incorporates a convenient downstairs WC, and a versatile basement, accessed via a staircase and providing additional storage.

The spacious galley kitchen located next to the family room has shaker style units and benefits from a large range cooker and butler sink. Integrated appliances include a dishwasher, fridge freezer and washing machine the kitchen area also boasts plenty of work surfaces and a door to the rear garden..

Upstairs, you'll find three generously sized bedrooms that retain the original fireplaces and include spectacular views across the neighboring fields. The principal bedroom includes a dressing area and a luxurious en-suite bathroom. Both the second and third bedrooms have built in wardrobes.

The modern family bathroom includes a bath, floating sink and a recessed WC surrounded by complimentary floor and wall tiles. Both bathrooms have underfloor heating.

The property benefits from a driveway at the front, providing off-road parking and a rear garden that comprises of both a patio and lawn area

This home offers a peaceful retreat in a village setting while maintaining excellent access to local amenities.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- Grade II listed period property
- Three bedrooms
- Two bathrooms
- Two reception rooms
- Countryside views
- Full of character
- Immaculate condition
- Off road parking

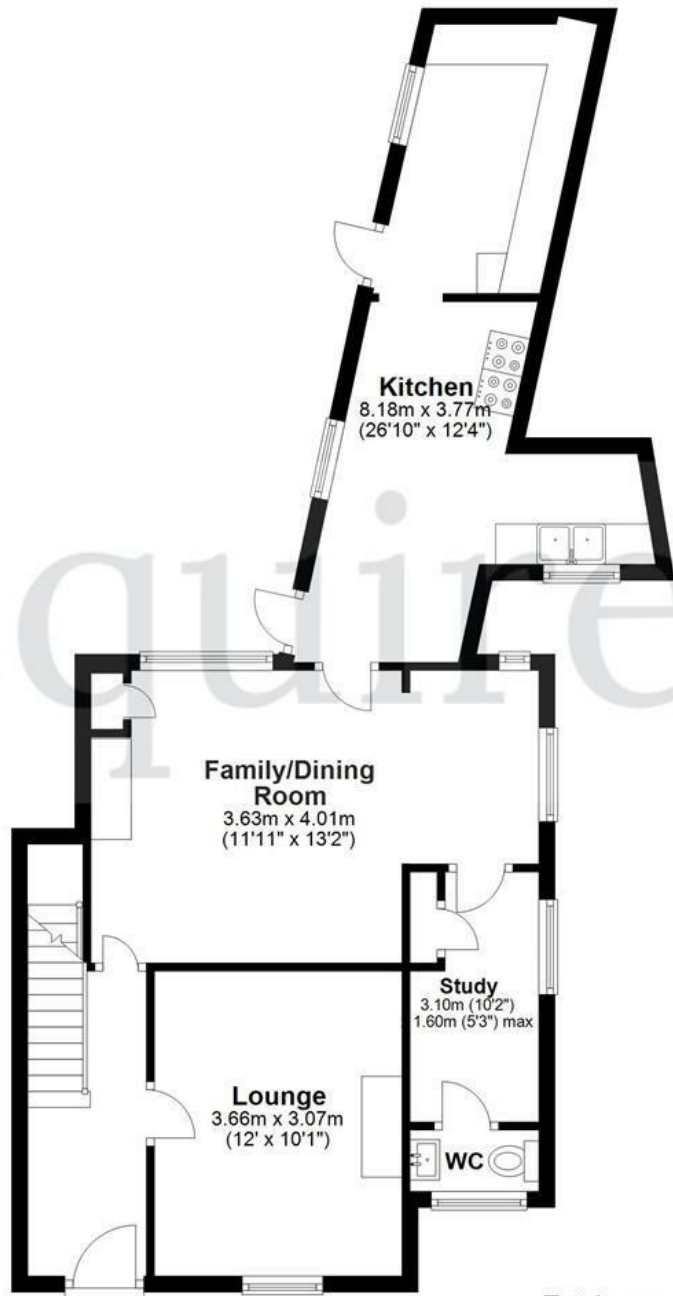
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

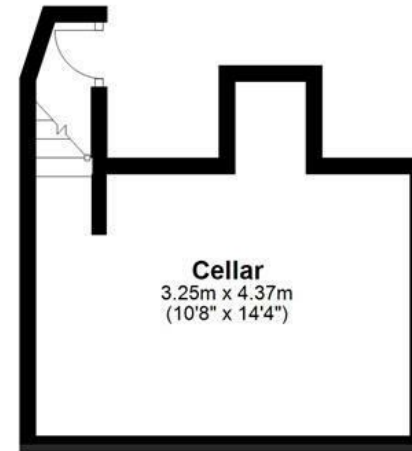
Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



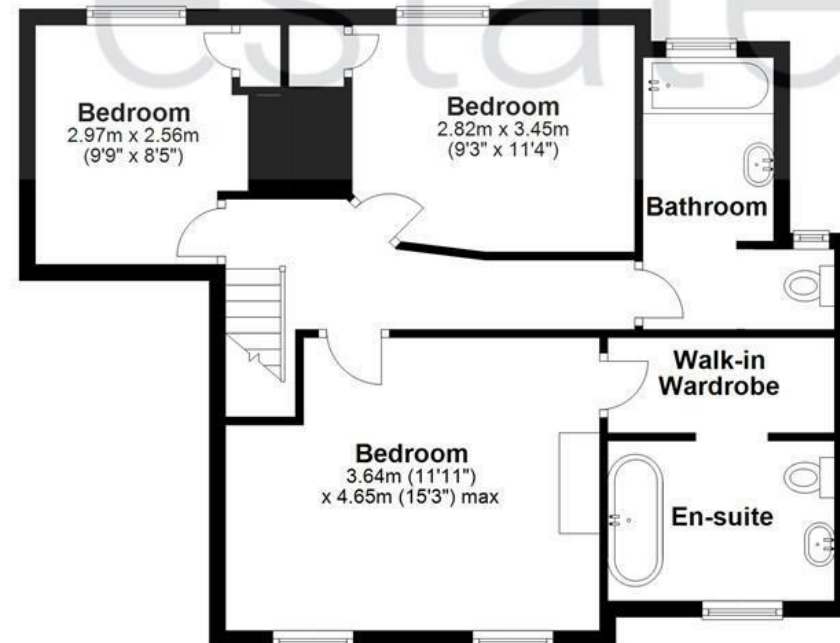
Basement

Approx. 17.3 sq. metres (186.4 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 141.1 sq. metres (1519.3 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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