

# Bradden Lane

Gaddesden Row, HP2 6JB





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£1,950 PCM

- Available November 2025
  - Two Bedroom
- Stunning village location
  - Barn Conversion
- German kitchens with Neff appliances
  - Silstone quartz worktops
- Roca bath suites with Grohe Brasswear
  - Vaulted ceilings
  - Gated entrance
  - Council Tax Band E







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Two bedroom cottage located in the highly sort after Chiltern village of Gaddesden Row, providing an idyllic setting surrounded by rolling countryside and the nearby Gaddesden & Ashridge Estate.

The property has been beautifully designed over a single floor keeping many of the features from the original structure whilst thoughtfully being finished to a high specification.

Positioned in a private, enclosed gated courtyard with landscaped gardens to each property providing a very rural feel yet with the historic City of St Albans only 8 miles away, and the market Town of Berkhamsted just 6 miles, both providing train links to London in less than 30 minutes.

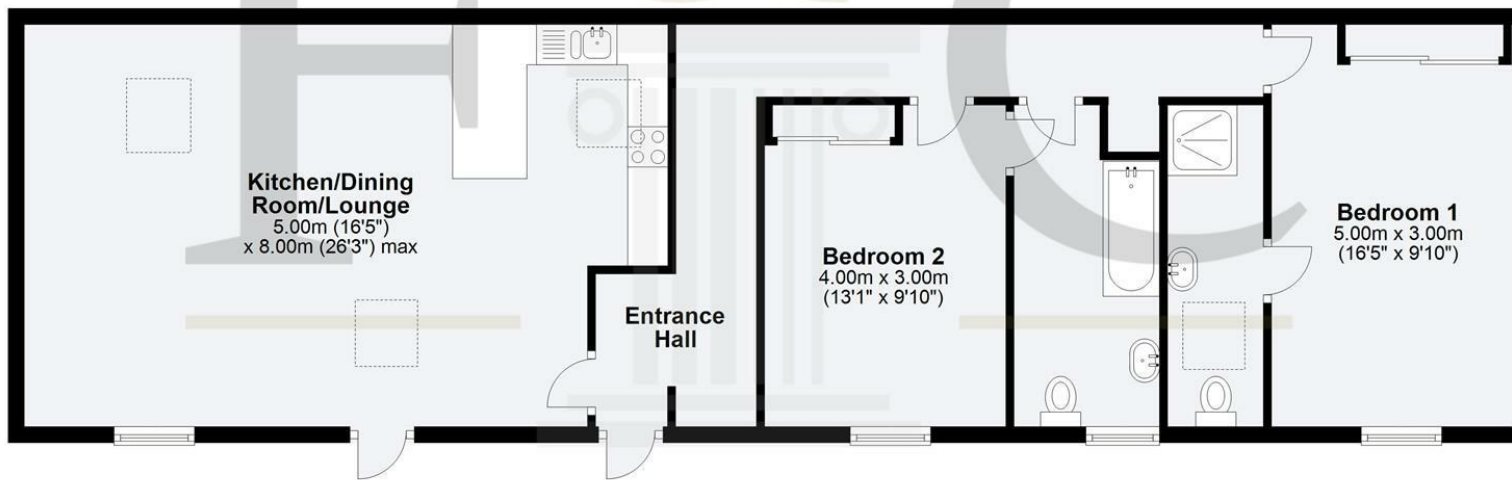
Available November 2025

Five week deposit = £2250



Fine and Country St Albans  
3 London Road, St Albans, AL1 1LA  
01727 229799  
stalbans@fineandcountry.com

# **The Old Stables** Approx. 93.3 sq. metres (1003.9 sq. feet)



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Total area: approx. 93.3 sq. metres (1003.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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