











Piccotts End, Hemel Hempstead, Hertfordshire, HP1 3AU | Freehold

 6 Bedrooms  3 Bath/Shower Rooms  5 Reception Rooms  Carriage Driveway  0.5 Acre plot

 EPC Band D  Council Band: H: £4,542.04 (2025/26)  Dacorum Council

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Greenbanks, Piccotts End

An impressive 4,090 sq. ft. six bedroom detached family home with mature gardens, located in the picturesque hamlet of Piccotts End. This magnificent home is approached via a large gated front driveway and gardens. The accommodation is very light and is in excellent decorative order throughout. The property is offered for sale chain free.

- Substantial 4,090 sq. ft. family home offered chain free
- Mature half acre gardens
- Four generous reception rooms
- Six bedrooms
- Excellent decorative order
- Easy access to rail (Euston 27 minutes) and road links
- Conservation area close to the Old Town shops & restaurants

Description

In the heart of the picturesque hamlet of Piccotts End and dating from 1920's, Greenbanks is a superb family home that has been extended and modernised over the years to provide a superb home filled with light. It is set well back from the road behind driveway gates in attractive grounds.

Visitors approach the house via a solid oak door and a large entrance porch which leads to the very impressive and spacious entrance hall. Access from here to the main reception rooms including the large sitting room and corner family room with double aspect as well as the study and a guest cloakroom. The spacious dining room overlooking a Japanese style garden adjoins the well-appointed kitchen, and large utility/boot room.

Upstairs are the principal suite of bedroom and large bathroom with a separate shower room, four further bedrooms, family bathroom and laundry room. The sixth bedroom is on the second floor, with fine outlook over the garden and neighbouring orchard to farmland beyond.

Greenbanks is approached via a long driveway through wrought iron gates, providing ample parking and roundabout turning. There is space to create a double detached garage (subject to planning approval).

To the rear is a good size terraced and lawned garden with mature borders. Strategically placed patio areas to take full advantage of the sunny aspect and terraced lawns provide ample space for a family home



Location

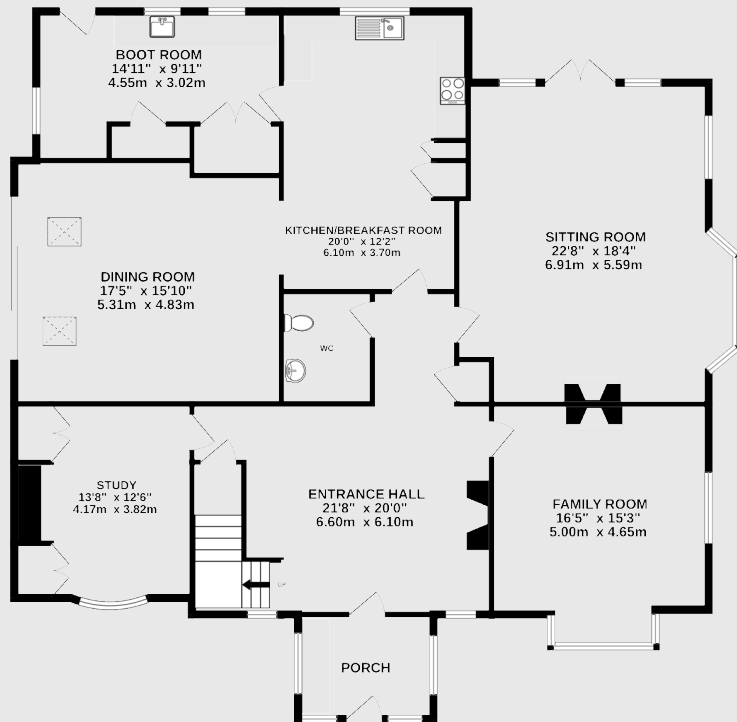
The property is situated in the Conservation Area of Piccotts End, which is a pretty hamlet lying in the greenbelt, close to the Old Town of Hemel Hempstead. This provides a quiet residential environment and has good road links to the surrounding areas, including Hemel Hempstead Old Town and Town Centre for multiple amenities. There is also easy access to Berkhamsted, Ashridge Forest, sought-after schools and ample sport & leisure facilities. Rail access to London is from Hemel Hempstead or Berkhamsted stations and road links are via the A41 (to M25) or J8 (M1).



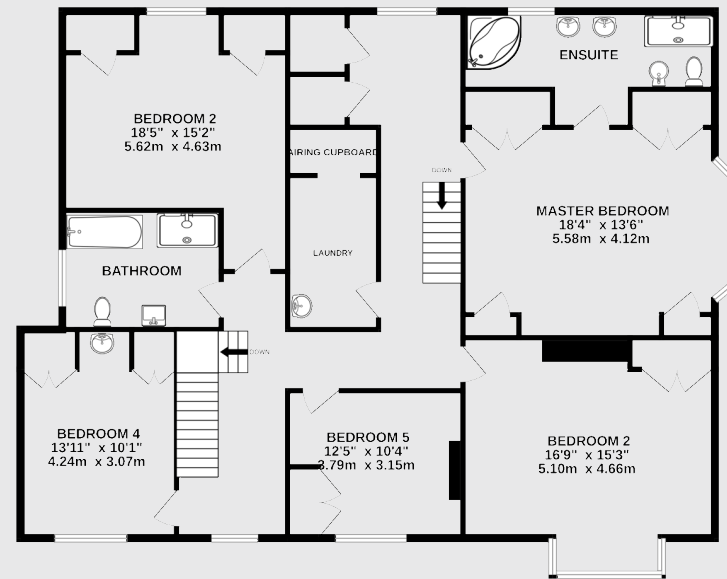




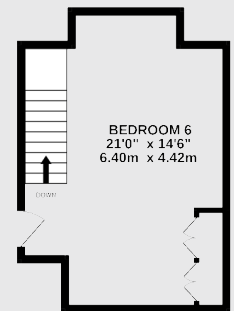
GROUND FLOOR
2037 sq.ft. (189.2 sq.m.) approx.



1ST FLOOR
2776 sq.ft. (255.0 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 4090 sq.ft. (379.9 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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