



**Bradden Lane, Gaddesden Row, HP2 6HZ**  
**Asking price £315,000**

**Sears & Co**  
estate & letting agents

A rare opportunity to purchase a charming one bedroom, freehold, terraced house situated on Bradden Cottages in exclusive Gaddesden Row. This property has been re modelled and updated by the current owners and now comprises an entrance area/utility space, refitted kitchen/dining room, living room with multi fuel burner, double bedroom and a well appointed bathroom. Externally the property further benefits from a delightful, private garden and a useful store room. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

### Double Glazed Front Door

### Utility Area/Entrance

Two double glazed windows. Fitted range of base level units with wooden work surface over. Washing machine. Tiled flooring. Opening to the kitchen/dining room.

### Kitchen/Dining Room

Double glazed window. Fitted with a range of eye and base level units with wooden work surfaces over also forming up stands. Inset stainless steel sink and mixer tap. Integrated oven, electric hob and extractor over. Integrated low level fridge with freeze box. Tiled flooring. Under floor heating. Stairs rising to the first floor accommodation. Access to the living room.

### Living Room

Double glazed window. Double glazed door to the rear aspect leading to the garden. Multi fuel burner and tiled hearth.

### First Floor Landing

Access to the bedroom & bathroom. Store cupboard.

### Bedroom

Double glazed window. Electric heater. Store cupboard.

### Bathroom

Double glazed window. Fitted with a three piece white suite to include a panel enclosed bath with glass screen and shower over, pedestal wash hand basin with mixer tap and a low level w/c. Wood effect flooring. Chrome heated towel rail. Tiled walls. Recessed down lighting.

### Externally

An area of private garden laid with patio, lawn with planted borders and a further patio at the gardens end. Shed. Useful store cupboard located to the front of the property benefiting from power & lighting.

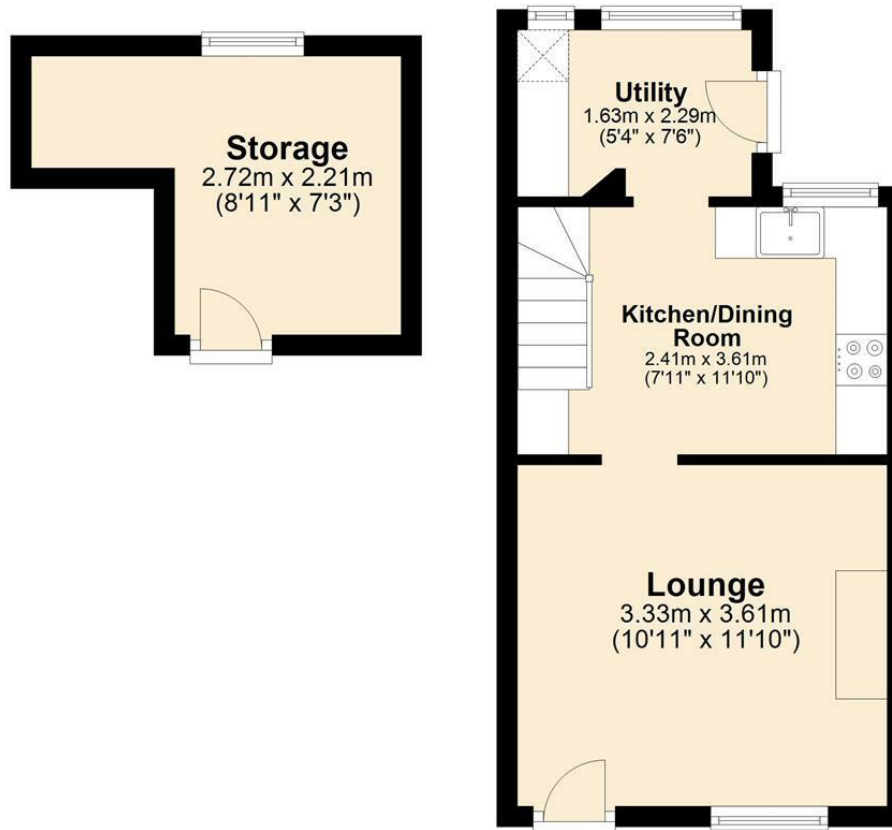


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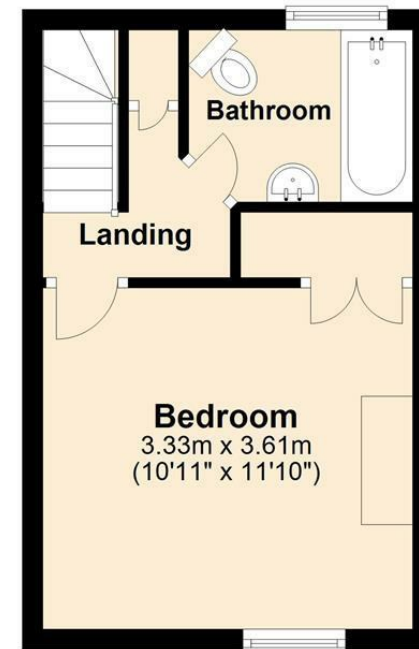
## Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



## First Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



**Total area: approx. 53.6 sq. metres (576.8 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

