



4 Riverbank, Piccotts End, HP1 3SG

Guide price £765,000

- Three Double Bedrooms
- Open Plan Living
- Driveway
- German Engineered Bespoke Kitchen
- South West Facing Rear Garden
- Private Development
- Two Stylish Bathrooms
- Electric Charger Point

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Guide Price £765,000 - £785,000. Nestled in a highly desirable riverside location, within a private development in Piccotts End, this charming mid-terrace house offers a perfect blend of modern living and natural beauty. Built in 1998, the property spans an impressive 1,592 square feet and features three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

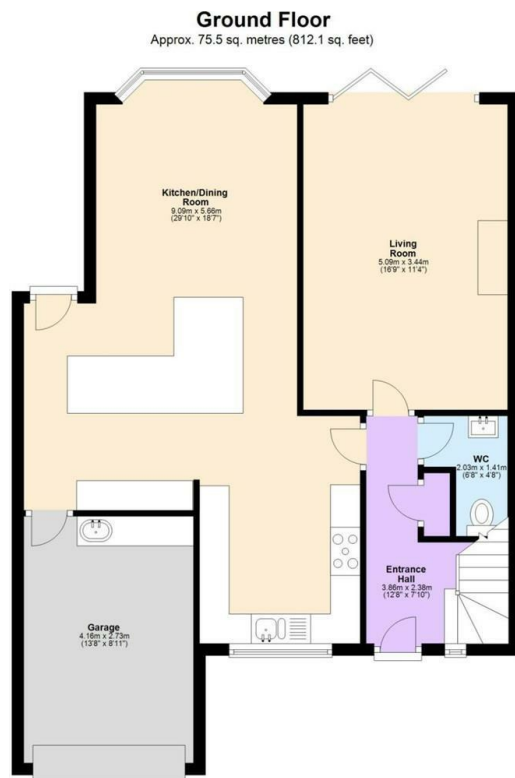
Upon entering, you are welcomed by an entrance hall, offering access to three well-appointed reception rooms that provide ample living space for relaxation and entertainment and the open plan design of the ground floor floods the property with natural light. The heart of the home is undoubtedly the stunning open-plan kitchen, which boasts an island, bespoke cabinetry, and luxurious quartz worktops. This thoughtfully designed area is perfect for both cooking and socialising, ensuring that every culinary experience is a delight.

The property also includes two stylish bathrooms, enhancing convenience for family living. Outside, the fully landscaped, south-west facing rear garden is a true gem, complete with steps leading down to the river. This tranquil setting is perfect for enjoying the local wildlife and the picturesque surroundings, while also offering plenty of opportunities for scenic walks.

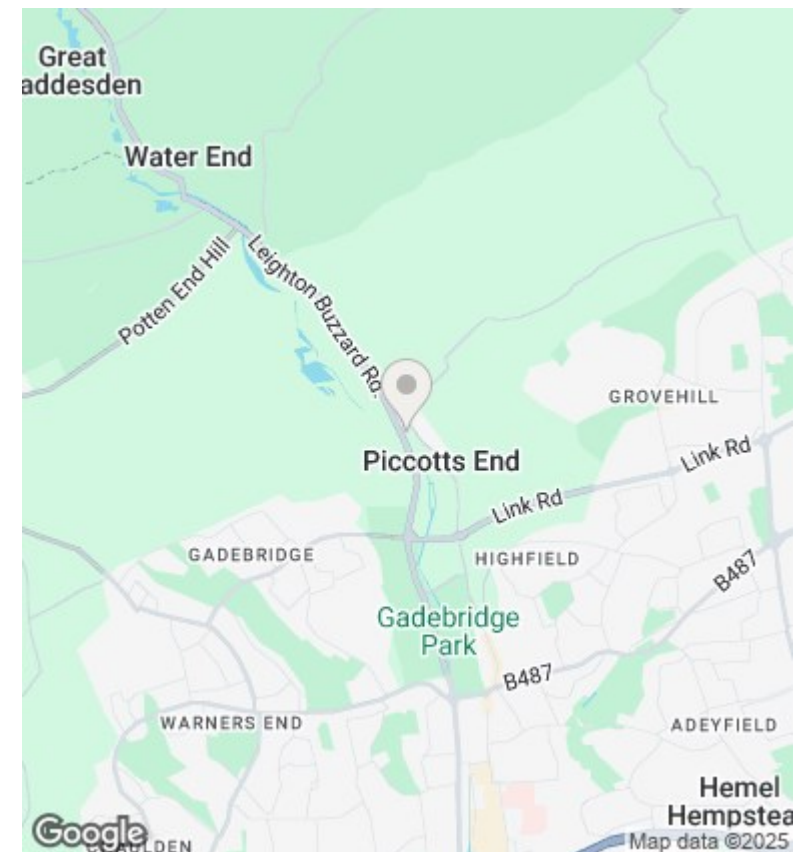


Council Tax Band: F





Total area: approx. 147.9 sq. metres (1592.2 sq. feet)
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
EU Directive 2002/91/EC		