



46 Piccotts End, Hemel Hempstead, HP1 3AT

Guide price £475,000

- Idyllic Location
- Log Burner
- Complete Chain
- Paddock Views
- Kitchen/Breakfast Room
- Home Office/Studio
- Annex/Bedroom Three Potential
- Well Stocked Garden

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Guide Price £475,000 - £500,000. Nestled in the charming village of Piccotts End, this delightful mid-terrace cottage exudes character and warmth. With its exposed beams and brickwork, the property offers a unique blend of traditional charm and modern comfort. The inviting living space features a reception rooms and kitchen/breakfast room, perfect for both relaxation and entertaining, while a working log-burning stove adds a cosy touch during the colder months.

This home boasts two well-proportioned double bedrooms on the first floor, with the principal bedroom providing stunning views over picturesque paddocks and rolling countryside, creating a serene retreat. The property also includes a family shower room with double shower and rainfall shower and ornate fittings.

The idyllic semi-rural location allows for a peaceful lifestyle, yet it is within walking distance to the popular 'Marchmont Arms' and the vibrant Old Town high street, where you can enjoy local shops and amenities.

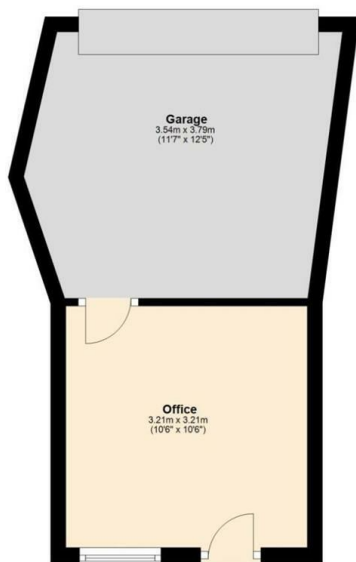
Additionally, the property features a detached outbuilding with its own entrance via a quaint country lane. Currently utilised as a 'man cave', this versatile space could easily be transformed into an annex or a third bedroom, offering further potential for the discerning buyer.



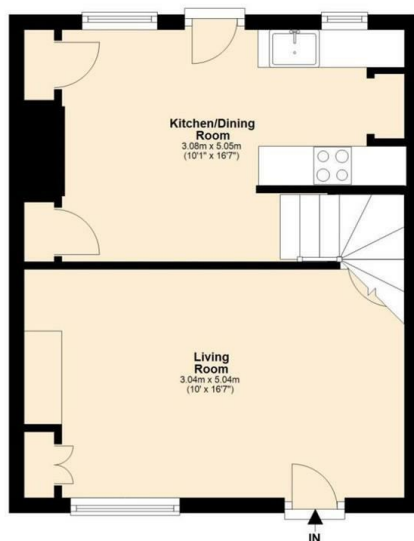
Council Tax Band: E



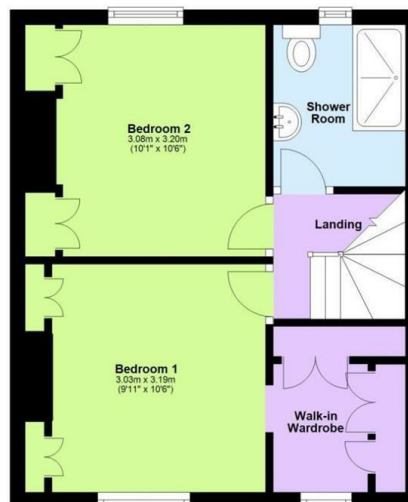
Outbuilding
Main area: approx. 13.3 sq. metres (143.2 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (110.9 sq. feet)



Ground Floor
Approx. 31.4 sq. metres (337.8 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.7 sq. feet)



Main area: Approx. 76.0 sq. metres (817.7 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (110.9 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC