



Connells

Piccotts End
Piccotts End Hemel Hempstead



Property Description

EXTREMELY RARELY AVAILABLE and OFFERED WITH NO UPPER CHAIN. FOUR BEDROOM GRADE II LISTED COTTAGE dating back to the 1600s in the highly sought-after hamlet of Piccotts End with many original character features. Downstairs shower-room, family bathroom, En-Suite bathroom, dressing area, fitted kitchen, breakfast room, utility, conservatory leading to the spectacular gardens and a stunning lounge. Driveway parking leading to two garages and outbuildings, a delightful patio area and a fantastic sized upper rear garden with spectacular views. Close to the Old Town, Gadebridge Park and sought-after Schools. A "once in a lifetime" opportunity, call now to arrange a viewing!

Entrance Hall

Door to front, single glazed window, built in cupboard and door to dining room.

Dining Room

13' 5" x 10' 8" (4.09m x 3.25m)

Single glazed window to kitchen, door to kitchen, single glazed french doors, radiator and wood flooring.

Shower Room

Fitted with shower cubicle, low level WC, wash hand basin and coat cupboard.

Kitchen

16' 2" max x 13' 5" max (4.93m max x 4.09m max)

Fitted with wall and base units with work surfaces to compliment, sink/drainage, cupboard, fridge/freezer, cupboard housing boiler, integrated double oven and gas hob, integrated microwave, plumbing for dishwasher, radiator and opens to conservatory.

Utility/ Breakfast Room

7' 8" x 2' 6" (2.34m x 0.76m)

Fitted with sink/drainage, plumbing for dishwasher and washing machine, space for fridge/freezer, radiator, broom cupboard and single glazed door to rear alleyway.

Study

10' 4" x 7' (3.15m x 2.13m)

Single glazed window and radiator.

Lounge

25' 4" x 15' 1" (7.72m x 4.60m)

Four single glazed windows, fireplace, radiator and door to utility/breakfast room.

Landing

Stairs from ground floor.

Bedroom 1

15' 4" x 13' 5" (4.67m x 4.09m)

Two single glazed windows and five built in storage cupboards.

En-Suite

Fitted with bath, wash hand basin, low level WC, bidet and single glazed window.

Dressing room

8' 4" x 6' 3" (2.54m x 1.91m)

Single glazed window.

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

Single glazed window, built in wardrobes and radiator.

Bedroom 3

12' 5" x 7' 5" (3.78m x 2.26m)

Two single glazed windows, built in cupboard, radiator and access to full length loft.

Bedroom 4

11' 2" x 7' 6" (3.40m x 2.29m)

Two single glazed widows, two built in cupboard and radiator.

Bathroom

Fitted with bath, shower cubicle, radiator, part tiling and single glazed window.

Separate Wc

Fitted with low level WC, wash hand basin, radiator and single glazed window.

Front Garden

Block paved driveway with gate to side and mature beds and borders.

Rear Garden

Lower garden patio area with steps leading up to lawned area, pond, two brick built sheds to side and outside toilet. Steps leading to upper garden with wall either side, outside tap, lawned area with trees and mature borders, vegetable patch and green house.

Garage 1

16' 5" x 8' 6" (5.00m x 2.59m)

Wooden double doors.

Garage 2

20' 5" x 9' 8" (6.22m x 2.95m)

Wooden double doors.

Outbuildings

Three brick built out buildings and outside WC.

Agents Notes:

Please note this property is a Grade II listed building.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01442 216 633

E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

view this property online connells.co.uk/Property/HEM311330

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM311330 - 0012