

# Hudnall Lane

Little Gaddesden, HP4 1QE



# Hudnall Lane

Little Gaddesden, HP4 1QE

Guide Price £565,000

- Two Bedrooms
- Link Detached House
- Recently Refurbished
- Popular Location within easy reach of village centre
- Large Bright Living Room
- Modern Fully Fitted Kitchen
- Electric Heaters & Underfloor Heating
- Parking For Two Cars
- Council Tax Band B





# Hudnall Lane

Little Gaddesden, HP4 1QE

The Coach House offers an excellent opportunity to purchase a home in one of the areas most desirable villages. The property benefits from a large shared driveway with parking for two cars, own private rear garden, large and bright reception room, modern and fully fitted kitchen/dining area, utility room, downstairs shower room & w/c, large double bedroom and second bedroom to first floor. There is planning permission to extend the property further.

The property is within easy reach of the village centre - Little Gaddesden is one of the most desirable villages in this area with a village shop/ Post Office and an excellent pub, whilst being surrounded by the stunning National Trust Ashridge Estate. The village is approx. 5.4 miles from the historic market town of Berkhamsted providing extensive amenities including Waitrose, Marks & Spencer, numerous coffee shops, restaurants and pubs in addition to fantastic independent schools and sporting facilities.



Fine & Country Berkhamsted  
130 High Street, Berkhamsted, Hertfordshire, HP4  
3AT  
01442 877 627  
berkhamsted@fineandcountry.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.