

Little Gaddesden, HP4 IPL



Little Gaddesden, HP4 IPL
Guide Price £850,000

- Three bedrooms
- Two bathrooms
- Three receptions
- Kitchen /breakfast room
 - Stunning views
- Idyllic popular village location close to amenities
 - Garage
- Additional private parking
 - EPC Rating E
 - Council Tax Band F





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The entrance hall leads to the spacious dining room which provides a warm welcome with attractive wooden flooring and high ceilings. This room is conveniently open to the kitchen/breakfast room which has beautiful views over the garden and is well equipped with ample worktop space and units with integrated appliances and a handy breakfast bar area. A separate useful utility space provides additional storage. Adjoining the kitchen is a light and spacious conservatory with doors leading to the rear garden, which provides an ideal spot for morning tea. This room leads in turn through to the impressively proportioned sitting room with feature fireplace and large windows to the front aspect which flood the room with natural light. A cloakroom completes the downstairs accommodation. To the first floor the principal bedroom spans the full depth of the property and benefits breathtaking views across the garden and fields beyond. There is also ample fitted wardrobes and an en-suite shower room. The second bedroom to this floor is currently used as a study. Stairs rise to the second floor where there is a third double bedroom with fitted wardrobes and eaves storage which is serviced by a large bathroom across the split landing, which has built in cupboards and eaves storage. Outside the property is accessed via a pretty courtyard where there is also side access to the rear garden which is mainly to lawn with mature hedges and borders, leading to a sunny decked terrace with summer house and vegetable beds beyond. The property has the added benefit of a garage and additional private parking for 3 cars.

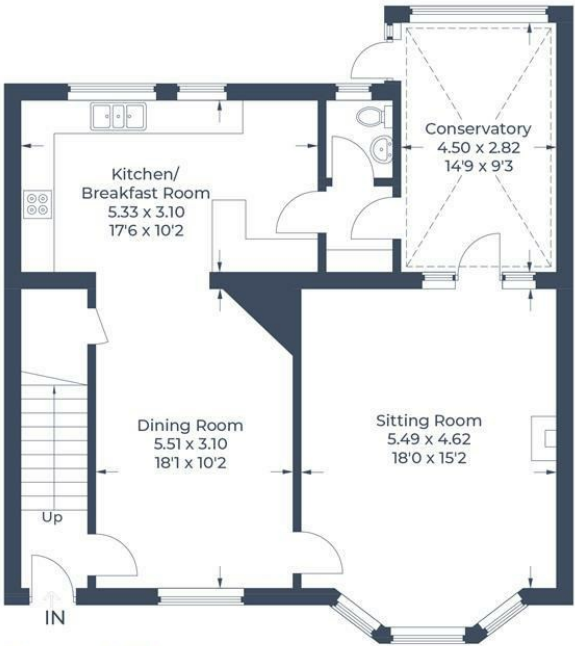


Approximate Gross Internal Area
Ground Floor = 90.8 sq m / 977 sq ft
First Floor = 52.8 sq m / 568 sq ft
Second Floor = 36.2 sq m / 390 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 193.8 sq m / 2,086 sq ft

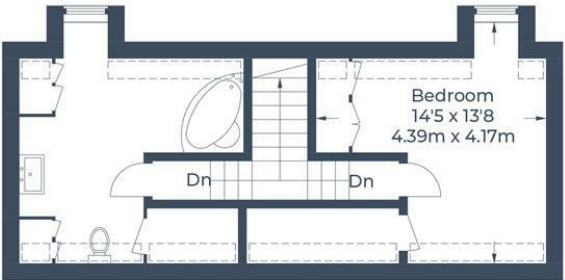


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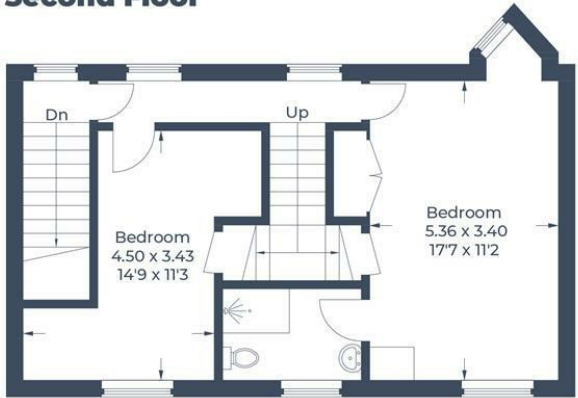
Reduced headroom below 1.5m / 5'0"



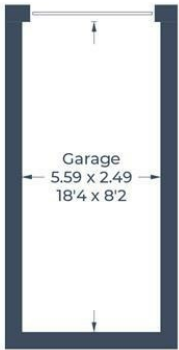
Ground Floor



Second Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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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		
	42	69
EU Directive 2002/91/EC		
England & Wales		

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

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