

97 Piccotts End

Piccotts End

HP1 3AT

Price £800,000 Freehold

David
Doyle
Sales and Lettings



A charming GRADE II listed, three bedroom late Georgian period property which has been reconfigured and extensively updated by its current owner. This beautiful property sits in a conservation area and enjoys glorious westerly facing gardens with far reaching countryside views to the rear and a driveway providing off street parking and cottage garden to the front. Internally, the property is deceptively spacious and comprises a formal sitting room, generous hallway with stairs to the first floor, a lovely bright living/dining room, study, guest wc and a lobby area with original tiled flooring leading to the kitchen arranged in two parts with a range of wall and base units and quartz work surfaces to the ground floor. The first floor offers, three spacious bedrooms, the master of exceptional size, with a dressing area and large en suite bathroom, a hallway with loft access and a further family bathroom. The kitchen, bathrooms and WC have all been refitted to a high standard and the property has been updated throughout to offer tasteful and well planned living accommodation. Externally, the property enjoys lovely gardens with breathtaking countryside views. An internal Viewing comes highly recommended.

Piccotts End is a historic and picturesque Chiltern village situated above the River Gade and adjoining beautiful open countryside. The village is home to several medieval cottages and a number of Georgian and Regency villas. One of these, the Marchmont is now a charming Public House and Restaurant. For the commuter the M1/M25 access points are close at hand as is Hemel Hempstead`s Mainline Railway Station which offers an excellent service to London Euston.

Grade II Listed Three Bedroom Home

Beautiful Garden With Far Reaching Views

Driveway To Front

Master Bedroom With En Suite Shower Room & Dressing Area

Two Reception Rooms

Sympathetically Updated Retaining Character Features

Cast Iron Fireplaces

Kitchen With Quartz Work Surfaces

Situated in Piccotts End Hamlet

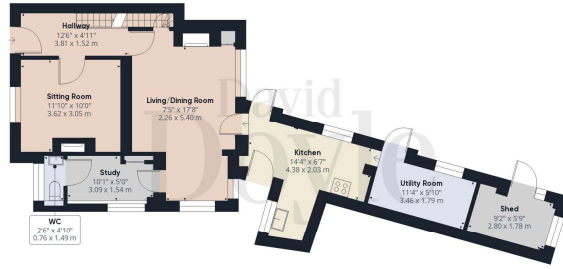
Viewing Advised

Council Tax Band F

Tenure -Freehold

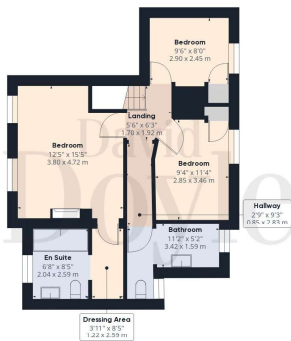


Floor -1



Ground Floor

Approximate total area^m
1297.55 ft²
120.55 m²



Floor 1

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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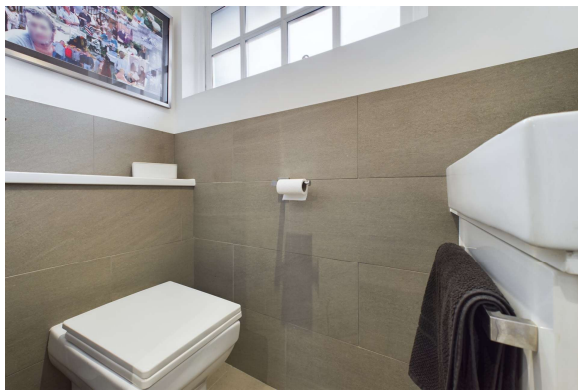
Scan here for more details



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

97 Piccotts End, Piccots End, Hemel Hempstead, Hertfordshire, HP1 3AT

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1890
Council Tax Band	F
This year council tax charge	£3128
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	N/A
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	Yes
Is the property listed?	Yes

What grade of listing is the property?	Grade II
Are there any restrictive covenants?	No
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	Right hand side neighbour (no. 99) has access to their rear garden via side alley Separate gate to both ends of alleyway.
Is your property is a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	Yes
If yes please give details and links to planning portal.	1. Conversion to convert stable to 1 house at Piccotts End Lane. https://planning.dacorum.gov.uk/publicaccess/applicationDetails.do?keyVal=SOWU2AFOFNA00&activeTab=summary
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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