

**1 The Flintings, Gaddesden
Row, Hemel Hempstead,
Hertfordshire, HP2 6JD**

David
Doyle
Sales and Lettings

Price 500,000 Freehold



David Doyle are delighted to welcome to the sales market this beautiful three bedroom double fronted brick and flint character home with a garage and driveway situated in the idyllic hamlet of Gaddesden Row. The property has been much loved and well maintained by the current owners and is offered in excellent condition throughout. The internal accommodation comprises an entrance hall with stairs to the first floor and doors to the fitted kitchen/breakfast room, utility/guest cloakroom and the bright living room leading to the triple aspect conservatory enjoying views of the rear bedroom. To the first floor is a spacious landing with doors to three well proportioned bedrooms, the master and bedroom two with a range of fitted wardrobes. Finishing the accommodation is the family bathroom. Externally, the wrap around gardens are a sight to behold, arranged with a patio area behind gated access with attractive plants, trees and shrubs abutting open countryside with spectacular views. To the front and side of the property are landscaped lawned area with colourful flowers and plants and fenced boundaries. To the rear of the property is a garage and driveway offering off street parking. Coming to the market for the first time in approximately 20 years, this property really is one of a kind and an internal viewing is much recommended to truly appreciate.

The village offers a local school and pub and is surrounded by beautiful countryside. Shopping for day to day needs is close by in the villages of Markyate (3 miles) and Redbourn (5 Miles). The M1 and M25 motor ways and Luton airport are also easily accessible. More extensive shopping and leisure facilities can be found in the towns of St Albans and Berkhamsted, which have excellent rail links to London.

Rarely Available

Three Bedroom Brick & Flint Home

Garage & Driveway

Idyllic `Hamlet` Situation

Beautiful Countryside Views

Excellent Decorative Order Throughout

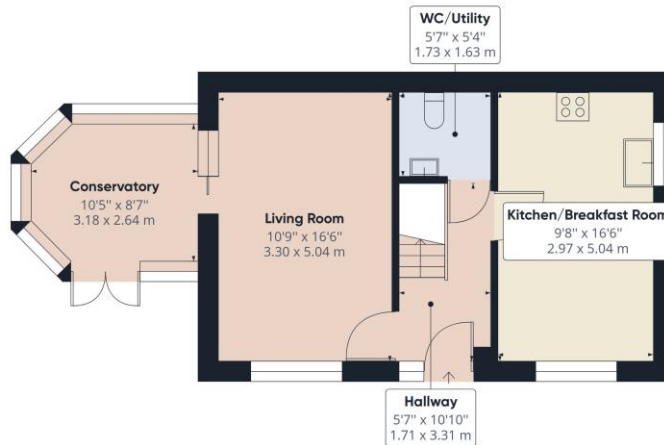
Double Glazing

Stunning Gardens

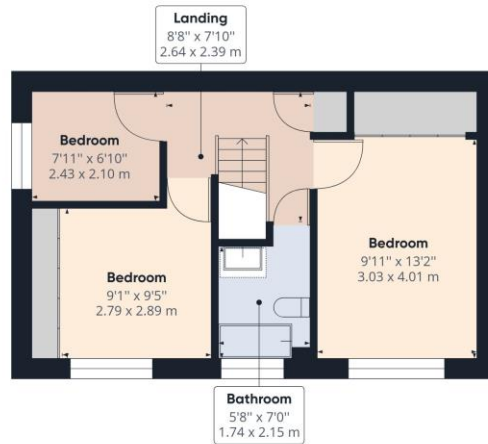
Viewing Advised

Council Tax Band E

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾

944.47 ft²
87.74 m²

(1) Excluding balconies and terraces

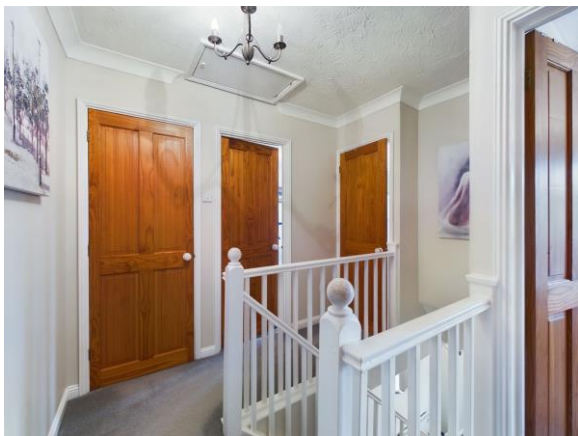
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

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