

**Bradden Cottages, Bradden Lane, Gaddesden Row, HP2 6HZ**
**Asking price £290,000**

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A pretty two bedroom character cottage situated on Bradden Cottages, Bradden Lane, in the idyllic hamlet of Gaddesden Row.

The layout comprises an entrance area, kitchen, cozy living room, downstairs family bathroom and two first floor bedrooms.

Externally the property further benefits from a quaint, cottage style garden and a useful brick built store shed. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

## Wooden Front Door

## Entrance Area
Stained glass window. Airing cupboard. Parquet flooring. Access to the kitchen and family bathroom.

## Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with 'Aqualisa' shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Parquet flooring.

## Kitchen
Double glazed window. Wooden work surface with space beneath for a freestanding washing machine. Integrated oven with hob over. Space for a low level fridge freezer. Ceramic sink with mixer tap. Feature brick wall and tiling. Parquet flooring. Stairs to the first floor accommodation. Access to the living room.

## Living Room
Double glazed window. Glazed wooden door to the rear of the property. Fireplace with tile/brick hearth and wooden surround. Parquet flooring.

## First Floor Landing
Access to both bedrooms.

## Bedroom
Double glazed window. Wood flooring.

## Bedroom
Double glazed window. Storage cupboard. Wood flooring.

## Externally
A garden arranged with areas of loose stones, lawn and patio. Planted borders. Partly enclosed by a mixture of picket fencing, low level timber panel fencing, trellis and part walled. Feature brick archway. Shed with power and lighting. Right of way to the rear of the property providing access to the garden. Brick built store room to front.

## Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

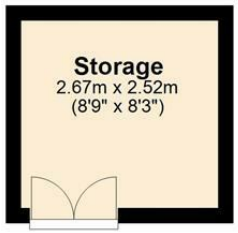
## Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

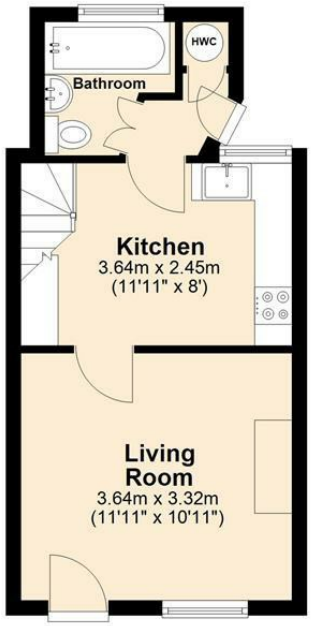




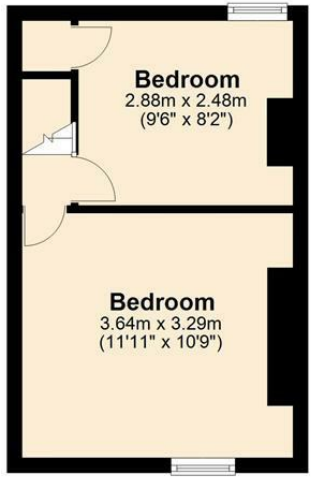


## Ground Floor
Approx. 25.8 sq. metres (278.1 sq. feet)




## First Floor
Approx. 21.4 sq. metres (230.0 sq. feet)




Total area: approx. 47.2 sq. metres (508.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.




www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100





