



**Bradden Cottages, Bradden Lane, Gaddesden Row, HP2 6HZ**  
**Asking price £335,000**

**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.

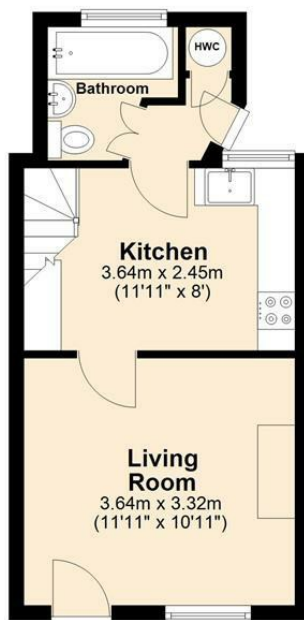
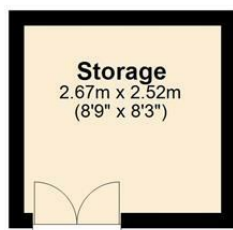


**Sears & Co**

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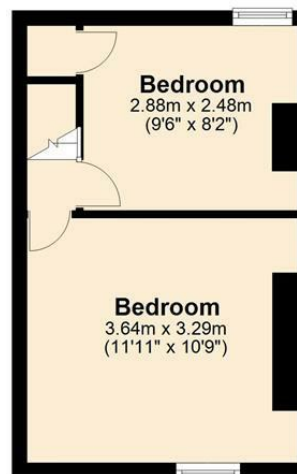
## Ground Floor

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 diligence 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 importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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# Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



