

**£300,000**

We are delighted to offer for sale this lovely one bedroom semi detached Victorian cottage, situated in the highly sought after hamlet of Piccotts End location. Having been beautifully maintained by the current owner and benefitting from a lovely cottage lounge with AGA multi fuel burner, double bedroom and luxury shower room. Whilst outside can be found a enclosed south facing courtyard garden and allocated parking space. Piccotts End is a historic and picturesque Chiltern village adjoining beautiful open countryside. The village is home to several medieval cottages and a number of Georgian and Regency villas. Within walking distance to the Marchmont Arms Public House and Restaurant, whilst Hemel Old Town, with its many bars, coffee shops and restaurants is also close by. For commuters 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. Historic Berkhamsted is within a 10 minute drive.

# Property Description

## Entrance

UPVC double glazed front door, cloaks cupboard, double glazed window to the front, electric heater.

## Lounge

Fifteen panel glazed door, double glazed window to the front, TV point, stairs to the first floor, AGA multi fuel burner.

## Kitchen

Fitted with a range of base and eye level storage units, solid wood work surfaces with an inset single drainer stainless steel sink unit with mixer tap, set below a double glazed window to the rear, electric cooker, point, plumbing and space for washing machine, built in fridge freezer, wood flooring with under floor heating.

## Landing

Stairs to the first floor, access to the loft.

## Bedroom

Double glazed window to the front.

## Shower Room

A three piece suite comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, tiled shower cubicle with Aqualisa shower, tiled flooring, double glazed window to the rear, electric heater, doors to airing cupboard housing lagged hot water tank.

## Outside

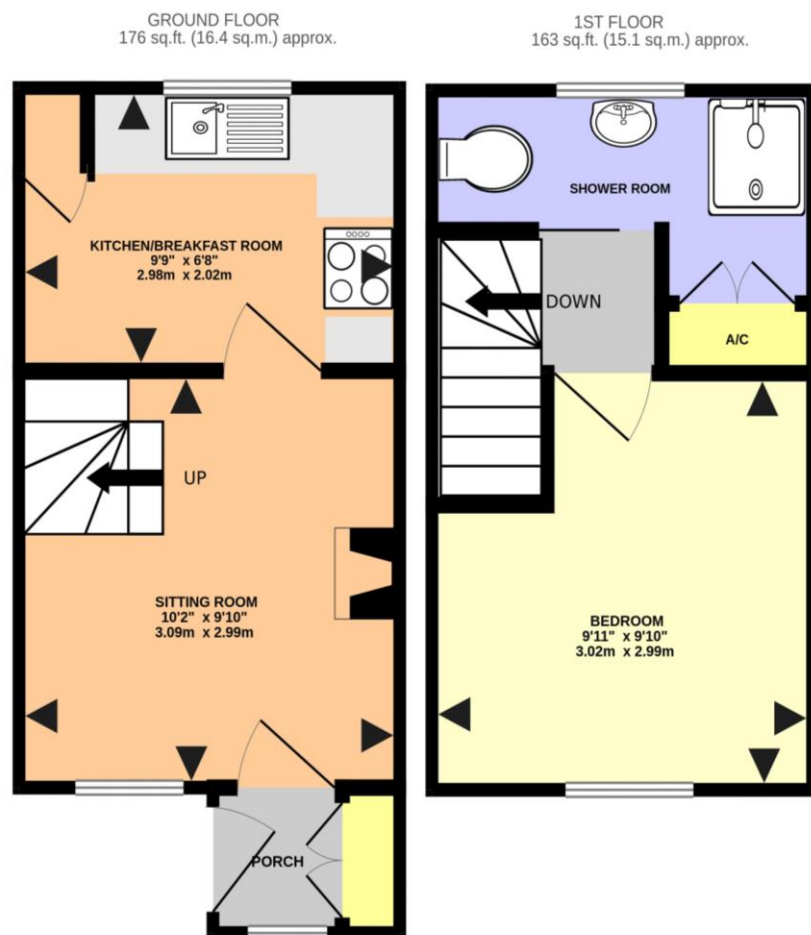
Enclosed court yard area directly to the front.

## Parking

Off road parking space.

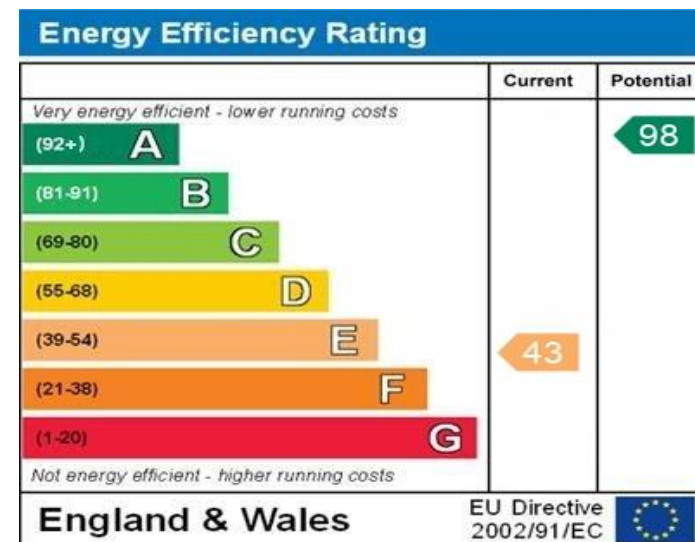
COUNCIL TAX BAND: B

EPC RATING: E



PICCOTTS END, HEMEL HEMPSTEAD HP1 3AU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 339 sq.ft. (31.5 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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