



3 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Garage and Driveway



Corner Plot



EPC Band - F

Council Tax
Band F - £3,176.09 2024/25
Local Authority
Dacorum



Bradden Lane, Gaddesden Row, Hemel Hempstead, HP2
Guide Price £620,000 Freehold

Bradden Lane, Gaddesden Row

Pretty three bedroom character cottage with potential to extend (STPP), located on a corner plot with double garage and large garden, in this popular hamlet.

🏡	Idyllic location in pretty hamlet
🏡	Large corner plot
🏡	Potential to extend (subject to planning)
🏡	Two reception rooms
🏡	Three bedrooms
🏡	Bathroom and en-suite
🏡	Off-street parking and double garage

Description

This delightful character home offers generous accommodation over four levels. On the ground floor is a large living room with feature fireplace and a separate dining room. A modern galley style kitchen sits to the rear and leads through to a conservatory style utility room. Stairs lead from the kitchen down to a useful cellar.

Upstairs on the first floor there are two double bedrooms. The master bedroom has an en-suite shower room and there is a further bathroom across the landing. Stairs rise to a generous loft room on the second floor. There is excellent potential to extend to the side and rear (subject to the necessary consents).

Outside a gated driveway leads to the double garage. The generous gardens surround the property on two sides and are mainly laid to lawn with patio seating areas and a variety of beds and borders.

Location

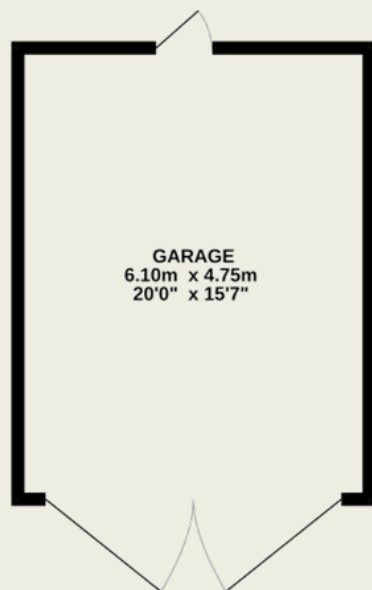
This property is located in the heart of Gaddesden Row. The village offers a local school and is a short drive from Beechwood Park Independent Prep School. The village is surrounded by beautiful countryside and has strong dog walking and horse-riding communities and village allotments. Shopping for day-to-day needs is close by in the villages of Markyate (3 miles) and Redbourn (5 Miles). The M1 and M25 motorways 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 efficient rail links into London.



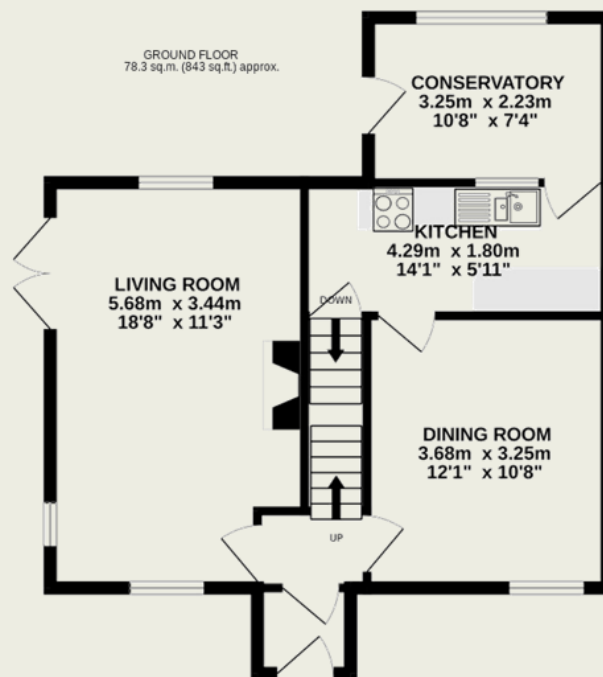
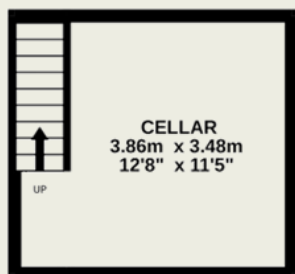


Important Information

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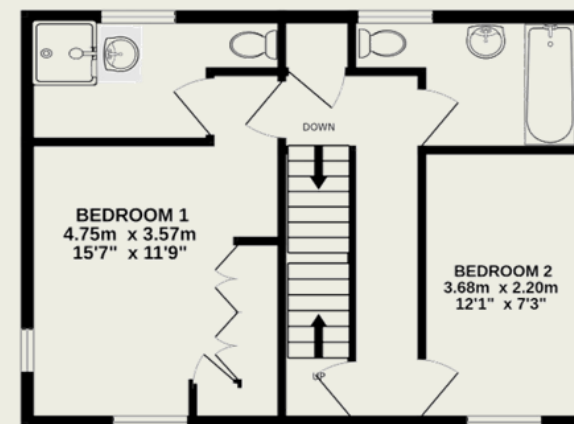


BASEMENT
13.0 sq.m. (140 sq.ft.) approx.

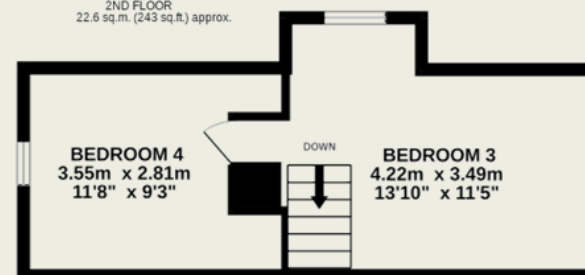


TOTAL FLOOR AREA : 155.3 sq.m. (1671 sq.ft.) approx.

1ST FLOOR
41.3 sq.m. (444 sq.ft.) approx.



2ND FLOOR
22.6 sq.m. (243 sq.ft.) approx.



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