



Piccotts End, Hemel Hempstead, HP1 3AU
Asking price £500,000

Sears & Co
estate & letting agents



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Sears & Co

**** NO UPPER SALES CHAIN ****

A rare opportunity to acquire this deceptive three bedroom end of terrace cottage, offering over 2100 sqft of accommodation and situated in an exclusive position within the charming hamlet of Piccotts End. The Old Bakery is a truly unique home that offers far more than first meets the eye.

The ground floor layout includes an entrance/family room, inner hallway, family bathroom with a four piece suite, impressive 30ft kitchen/dining room featuring a stunning fireplace and spiral staircase and a double bedroom.

The first floor comprises a magnificent 30ft living room with vaulted ceilings and wooden beams, conservatory, two further bedrooms and a shower room.

Externally, the property further benefits from an area of front garden, double garage, balcony and a private courtyard style rear garden.

Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Please note - The boundary outlined on the bird's eye image is approximate and should not be relied upon as an exact representation of the property's boundaries.

Front Door

Entrance/Family Room

Double glazed window. Two radiators. Two storage nooks. Access to the inner hallway.

Inner Hallway

Double glazed window. Double glazed door to the

side aspect. Radiator. Tiled flooring. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and family bathroom.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath, shower enclosure with 'Aqualisa' shower, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Radiator.

Kitchen/Dining Room

Three double glazed windows. Double glazed door to the side aspect. Integrated oven. Integrated gas hob with extractor over. Space for a freestanding washing machine, tumble dryer and a dishwasher. Fitted with a range of eye and base level units with work surfaces over. Sink with mixer tap. Feature fireplace. Partially tiled walls. Tiled flooring. Spiral staircase leading up to the living room. Courtesy door to the double garage. Access to the bedroom.

Bedroom

Two double glazed windows. Radiator. Built in wardrobes with sliding mirrored doors.

Living Room

Two double glazed windows. Two glazed windows. Two radiators. Vaulted ceilings and wooden beams. Access to the inner hallway. Double glazed sliding doors to the conservatory.

Conservatory

Double glazed windows. Double glazed doors to the balcony. Vinyl flooring.

Inner Hallway

Radiator. Access to two bedrooms, shower room and living room.

Bedroom

Two double glazed windows. Two radiators. Built in

wardrobes with sliding mirrored doors. Access to the loft.

Bedroom

Double glazed window. Radiator. Airing cupboard.

Shower Room

Fitted with a three piece suite to include a shower enclosure, wash hand basin and a low level w/c. Tiled walls. Vinyl flooring. Heated towel rail. Recessed down lighting.

To The Front

An area of front garden laid with loose stones. Tiled pathway to the front door. Outside light. Enclosed by a low level brick wall and an iron gate.

To The Rear

A garden arranged with areas of block paving and loose stones. Enclosed by a mixture of brick wall, timber panel fencing, hedging and picket fencing. Half spiral staircase leading to the balcony.

Balcony

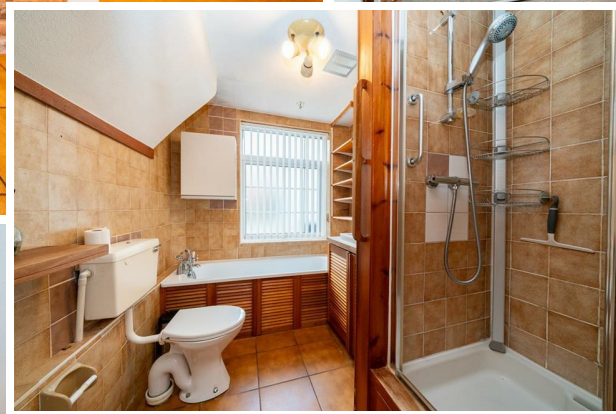
Laid with decking. Partly enclosed by low level timber panel fencing.

Double Garage

Accessed via two up and over doors to the front and a courtesy door from the kitchen/dining room. Two double glazed windows. Power and lighting.

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.







Total area: approx. 195.5 sq. metres (2104.3 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
Plan produced using Plans@b.

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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		