



Dagnall Road, Great Gaddesden, HP1 3BW
Asking price £450,000

Sears & Co
estate & letting agents

An extended and superbly presented three bedroom family home with sensational countryside views to the front and rear situated in a semi rural position on Gade Valley Cottages roughly 5 miles from Berkhamsted & 3.5 miles from Hemel Hempstead's Old Town.

The accommodation includes an entrance hallway, well appointed living/dining room, modern kitchen, downstairs w/c, two first floor bedrooms, refitted family bathroom with four piece suite and a further primary bedroom located in the converted loft space on the second floor.

Externally the property further benefits from an area of block paved frontage, delightful rear garden with covered outside kitchen & seating area, useful outbuilding currently arranged as part storage/part office space and an area of 'hard standing' used by the current owners as a parking space. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

**** Local purchaser covenant **** please be aware this property is sold subject to a local area covenant. At least one of the purchasers must have either lived or worked for the last 3 years in Hertfordshire or in the Chilterns area of outstanding natural beauty.

Front Door

Entrance Hallway

Wood effect flooring. Stairs rising to the first floor accommodation. Access to the living room.

Living Area

Double glazed window. Wood effect flooring. Log burner. Fitted range of storage solutions. Under stair storage cupboard. Recessed down lighting. Heating and cooling air conditioning unit. Access to the kitchen and inner vestibule.

Inner Vestibule

Open plan to the living room. Recessed down light. Access to the w/c.

W/C

Fitted with a wall mounted wash hand basin and an enclosed cistern w/c. Tiling to splash back area. Extractor fan. Recessed down lighting.

Kitchen

Double glazed window. Stable door to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Ceramic sink with drainer unit and mixer tap. Integrated one and a half 'AEG' oven with 'Samsung' electric hob over and extractor fan. Space for a freestanding fridge freezer and dishwasher. Cupboard housing space for a washing machine and tumble dryer. Tiling to splash back areas. Wood effect flooring. Recessed down lighting.

First Floor Landing

Double glazed window. Stairs rising to the second floor accommodation. Access to the family bathroom and two bedrooms.

Bedroom Two

Double glazed window. Wood effect flooring. Heating and cooling air conditioning unit.

Bedroom Three

Double glazed window. Wood effect flooring. Heating and cooling air conditioning unit.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower enclosure with independent shower, plunge style bath, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Marble effect acrylic panelled walls. Extractor fan. Recessed down lighting. Electric radiator.

Second Floor Landing

Bedroom One

Two double glazed windows. Range of built in storage. Heating and cooling air conditioning unit.

To The Front

An area of frontage laid with block paving. Planted borders.

To The Rear

A private garden arranged with areas of loose stones, patio and lawn. Shed housing the pressurised hot water tank. Outside tap. Planted borders. Enclosed by a mixture of timber panel fencing, part walled, bamboo fencing and hedging. Covered seating area. Covered kitchen area with work surfaces, storage units, sink, fridge, power and lighting. Gated rear access leading to the outbuilding and parking area.

Outbuilding

Located at the gardens end and currently split into two sections. One is a storage area and the other an office room which benefits from power, lighting, electric radiator and a kitchen unit with space beneath for a fridge.

Parking

An area of hardstanding (located at the gardens end) currently utilised as a parking space.

Buyers 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.

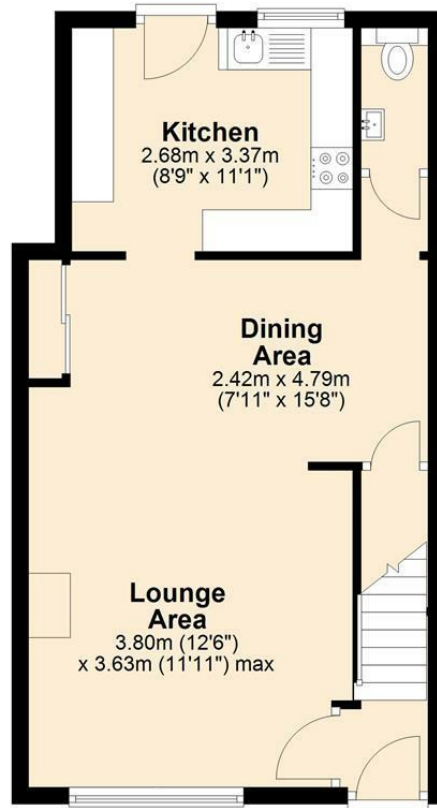


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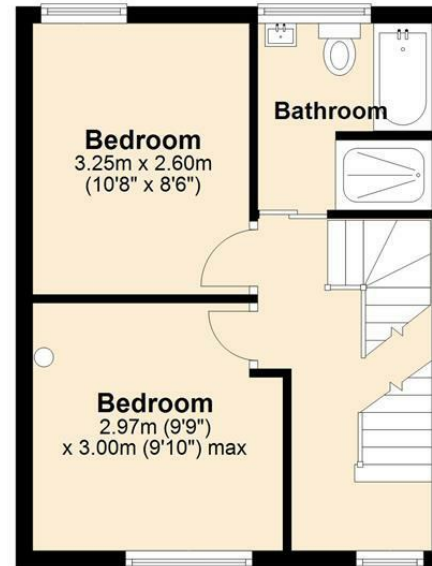
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



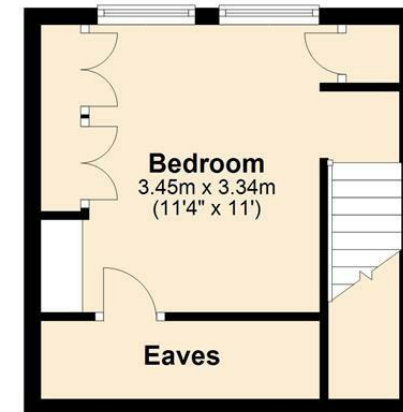
First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Second Floor

Approx. 15.7 sq. metres (169.0 sq. feet)



Total area: approx. 87.1 sq. metres (937.6 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 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

