



Castles

PICCOTTS END LANE  
Piccotts End, Hemel Hempstead HP2 6JH

# PICCOTTS END LANE

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**£400,000**  
(Freehold)

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Located in the picturesque hamlet of Piccotts End, this charming period end-of-terrace home is the epitome of cosy and welcoming living.



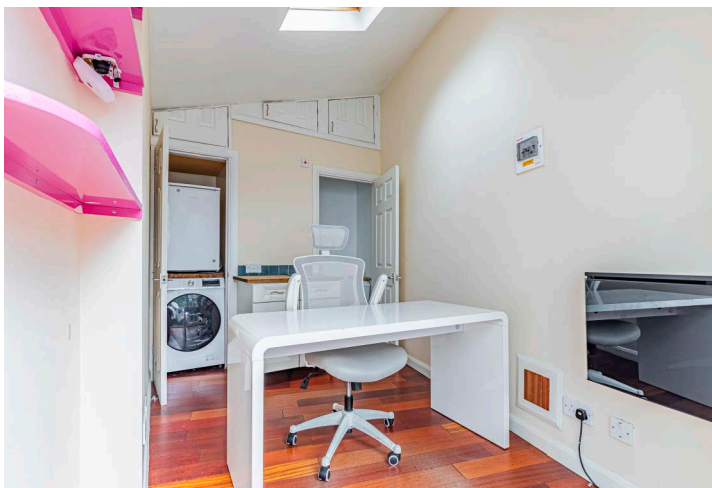
With two bedrooms, this home is perfect for a small family or professionals seeking a comfortable and character-filled home.

Inside, the property seamlessly blends modern amenities with traditional charm. Original wooden beams and stylish hardwood floors set the tone throughout, while the lounge's open fireplace and exposed brickwork create a warm and inviting atmosphere. The kitchen maintains this charming aesthetic, featuring slate stone flooring, a bay-set range cooker, and a traditional butler sink.

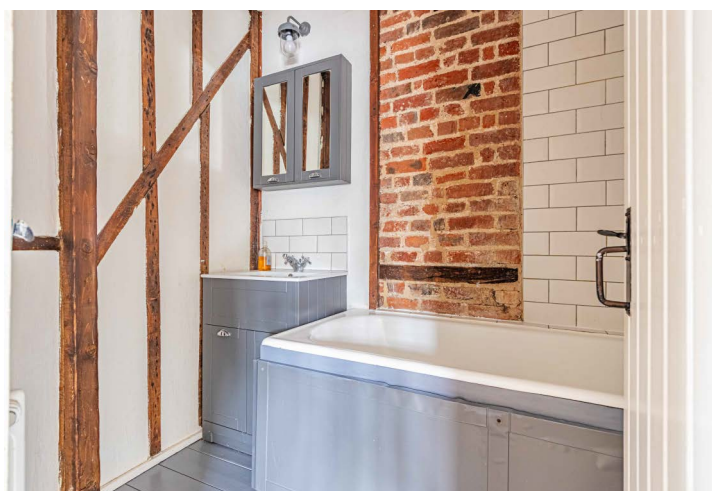
Stepping into the principal bedroom, you'll find it spacious and bright, complete with alcove wardrobes, large windows, and more of those beautiful hardwood floors and exposed beams that add character. The second bedroom is equally appealing, offering a well-sized double space with built-in storage. The bathroom continues the home's traditional vibe, featuring a three-piece suite, exposed brickwork, and subway tiles that complement the wooden beams.

## Specifications

- Period Property
- Picturesque location
- Abundance of character
- Self Contained Annex
- 2 Bedrooms
- Courtyard Garden
- Close to amenities



A highlight of this property is the garden annex room, accessed from the courtyard garden.



#### **A little about the corner of the world we call home...**

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

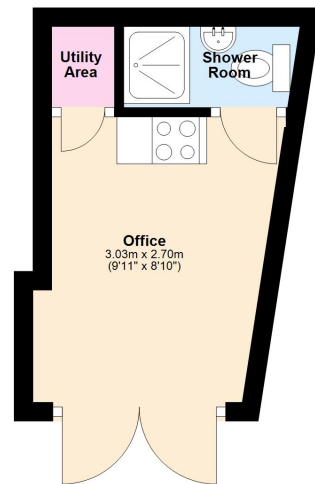
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

**Please Note:**

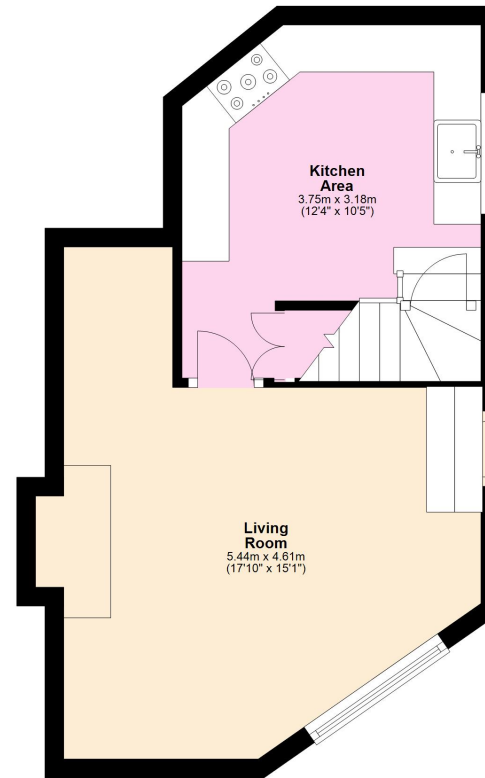
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

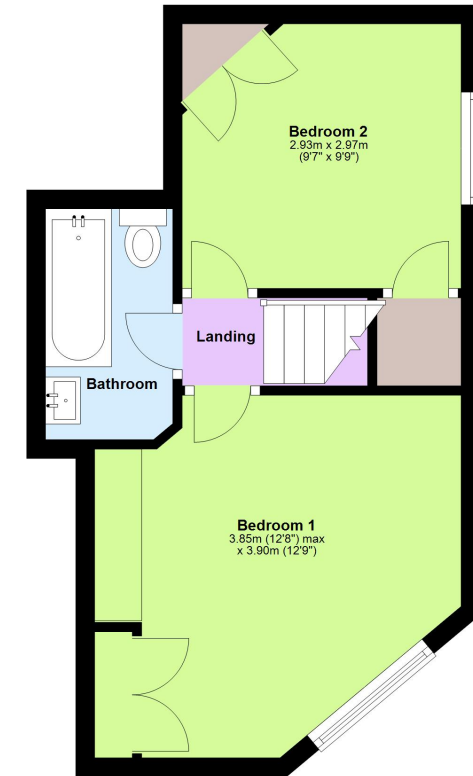
**Outbuilding**  
Approx. 9.5 sq. metres (102.8 sq. feet)



**Ground Floor**  
Approx. 29.2 sq. metres (314.4 sq. feet)



**First Floor**  
Approx. 28.3 sq. metres (304.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**  
**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**  
**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**  
**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**  
**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**  
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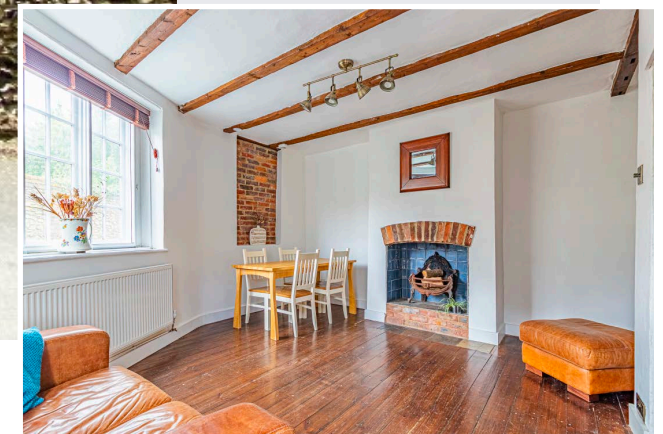
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2



1



1



On Road

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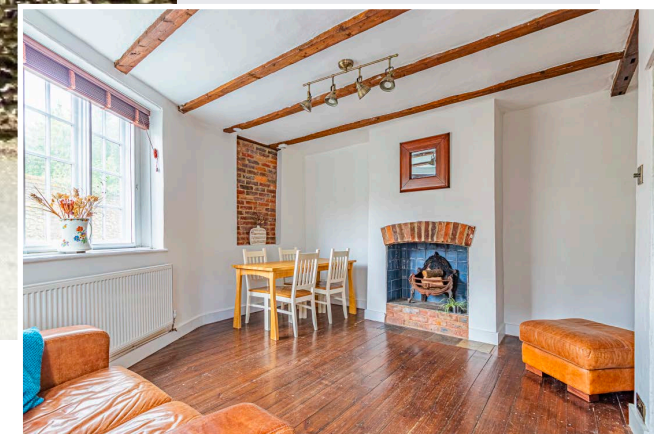
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## Under Offer



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 2  1  1  On Road



**£400,000** (Freehold)

 2  1  1  On Road

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