



Castles

THE FLINTINGS

Gaddesden Row, Hemel Hempstead HP2 6JD

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O.I.E.O  
£585,000  
(Freehold)

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A charming and beautiful example of a brick and flint stone Cottage in the rural area of Gaddesden Row.



Boasting spectacular views, this Three Bedroom, Semi-Detached property has a lot to offer.

A peaceful escape from the hustle and bustle of city life. This property exudes a sense of comfort, making it a truly inviting home. Situated in a tranquil setting, it provides a quiet and scenic environment for relaxation and enjoyment.

The Ground Floor hosts a well sized Lounge, leading to a glass panelled Conservatory for additional family space. Parallel is our Open Plan Kitchen/Diner, with white cabinets, cottage tiled counter tops and splash back making a bright and airy room.

The First Floor boats 3 well-proportioned Bedrooms and the Family Bathroom.

Overlooking open countryside with outstanding views this location is perfect for outdoor activities and soaking up the natural surroundings. With the added convenience of Off-Street Parking and a Garage, you'll have ample space for your vehicles and storage needs.

## Specifications

- SEMI DETACHED
- 3 BEDROOMS
- 1 RECEPTION
- KITCHEN/DINER
- CONSERVATORY
- DOWNSTAIRS WC/UTILITY
- OFF ROAD PARKING
- GARAGE



The well-maintained wrap-around Garden, offers a tranquil oasis throughout spring and summer.



#### **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.

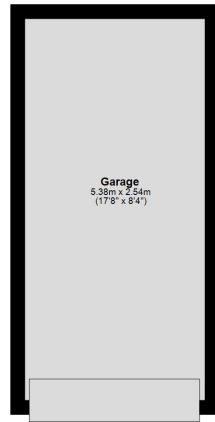
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

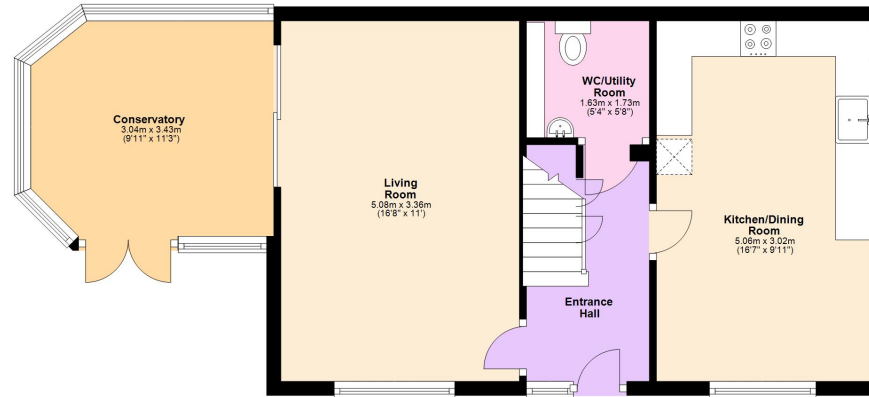
**Outbuilding**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 13.7 sq. metres (147.0 sq. feet)



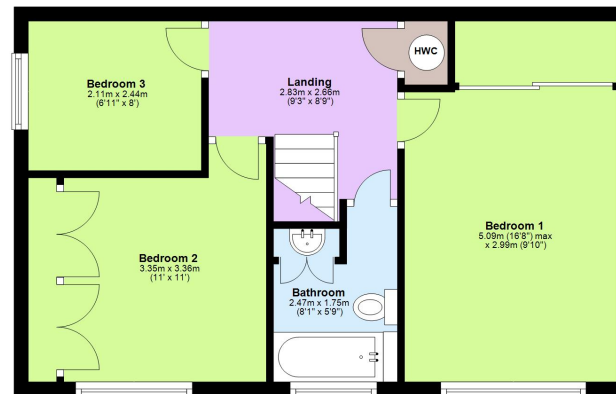
**Ground Floor**

Approx. 52.8 sq. metres (568.1 sq. feet)



**First Floor**

Approx. 42.2 sq. metres (453.9 sq. feet)



Main area: Approx. 94.9 sq. metres (1022.0 sq. feet)  
Plus outbuildings: approx. 13.7 sq. metres (147.0 sq. feet)

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

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