



Castles

CROSSWAY COTTAGE  
Flauden, Hemel Hempstead HP3 0PP

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£1,000,000  
(Freehold)

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Welcome to this delightful THREE DOUBLE BEDROOM DETACHED home. This charming 180-year-old flint cottage, nestled in the desirable and tranquil area of Flaunden is full of character and historical charm.



As you enter the property through the inviting front door, you are welcomed by the first reception room. Currently utilized as a formal dining area, this space is perfect for hosting family dinners and entertaining guests. The room is well-lit, offering a warm and welcoming ambiance. To the left of the dining room, you'll find a convenient DOWNSTAIRS WC and cloakroom area. Towards the rear of the property, the living room exudes charm and character, featuring a Large Fireplace as a central focal point. French Doors open directly onto the garden, providing easy access to the outdoor space and seamlessly blending indoor and outdoor living.

Adjacent to the living room, is the spacious kitchen/breakfast room. This area is designed with both functionality and style in mind, featuring an AGA COOKER and a large Butler Sink that add to the home's traditional charm.

Heading upstairs, you will find three generously sized double bedrooms, each offering ample built-in storage solutions.

The garden's layout is designed for low maintenance while providing plenty of space for gardening enthusiasts or those simply looking to enjoy the outdoors. To the rear of the property, you'll find a large L-shaped garage, currently utilized as a workshop and storage area. The garage is accompanied by a gated driveway for two vehicles, and additional parking options inside the garage.

## Specifications

- DETACHED
- 180 YEAR OLD FLINT COTTAGE
- OFF STREET PARKING
- GRAGE/WORKSHOP
- PERIOD FEATURES AND FIREPLACE
- LARGE PRIVATE FRONT AND REAR GARDENS
- CORNER PLOT
- VILLAGE LOCATION



The private rear garden is a true highlight of the property, featuring a large patio area perfect for outdoor dining and entertaining



#### **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.

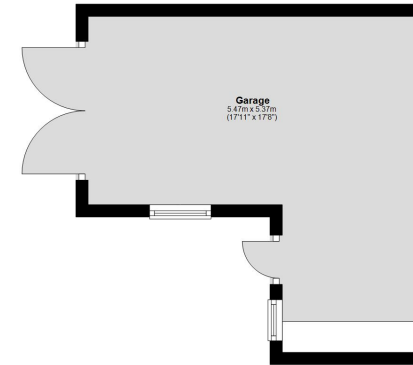
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: G  
EPC Rating: TBC

**Ground Floor**  
Approx. 56.9 sq. metres (613.0 sq. feet)



**Outbuilding**  
Approx. 21.8 sq. metres (234.5 sq. feet)



**First Floor**  
Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 127.7 sq. metres (1374.6 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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