

**1 Piccotts End Lane, Piccotts  
End, Hemel Hempstead,  
Hertfordshire, HP2 6JH**

David  
**Doyle**  
Sales and Lettings

**Price £400,000** Freehold



This delightful 2 bedroom cottage is located in the sought after and picturesque hamlet of Piccotts End and offers a wealth of period features and charm. The property is located close to the historic

Old Town with its range of independent cafes and shops. The ground floor is arranged with a lounge dining room with a working fireplace, wood stripped and varnished floorboards and feature beams. The kitchen is fitted with a range of cupboards and drawers, oak worksurfaces, butler sink with mixer tap, a range style oven, built-in fridge, dishwasher, and a stone tiled flooring. The first floor features two good sized bedrooms both with wood stripped and varnished floor boards and feature beams, while one has the benefit of fitted wardrobes. The bathroom has been beautifully refitted in white with chrome fittings. The courtyard garden is arranged with low maintenance in mind with a patio seating area, gated side access and a useful storage shed. The standout feature of the courtyard is a self-contained studio. This versatile detached annexe benefits from a shower room, hob, freezer, washer-dryer, and has power, lighting and a vaulted ceiling with a Velux window. The owner has used this as a home office. With NO UPPER CHAIN viewing is highly recommended.

Piccotts End is an historic and picturesque Chiltern village situated above the upper River Gade and adjoining beautiful open countryside. The village is home to several medieval cottages and a number of Georgian and Regency villas, one of these, the Marchmont, is now a charming Public

House and Restaurant. For the commuter the M1/M25 access points are close at hand as is Hemel Hempstead's mainline railway station which offers an excellent service to London Euston.

Delightful 2 bedroom cottage that is retaining a wealth of period features

Sought after Piccotts End location with local amenities close to hand

Lounge dining room

Fitted kitchen

First floor bathroom

Annexe, studio, home office with shower room

Court yard garden

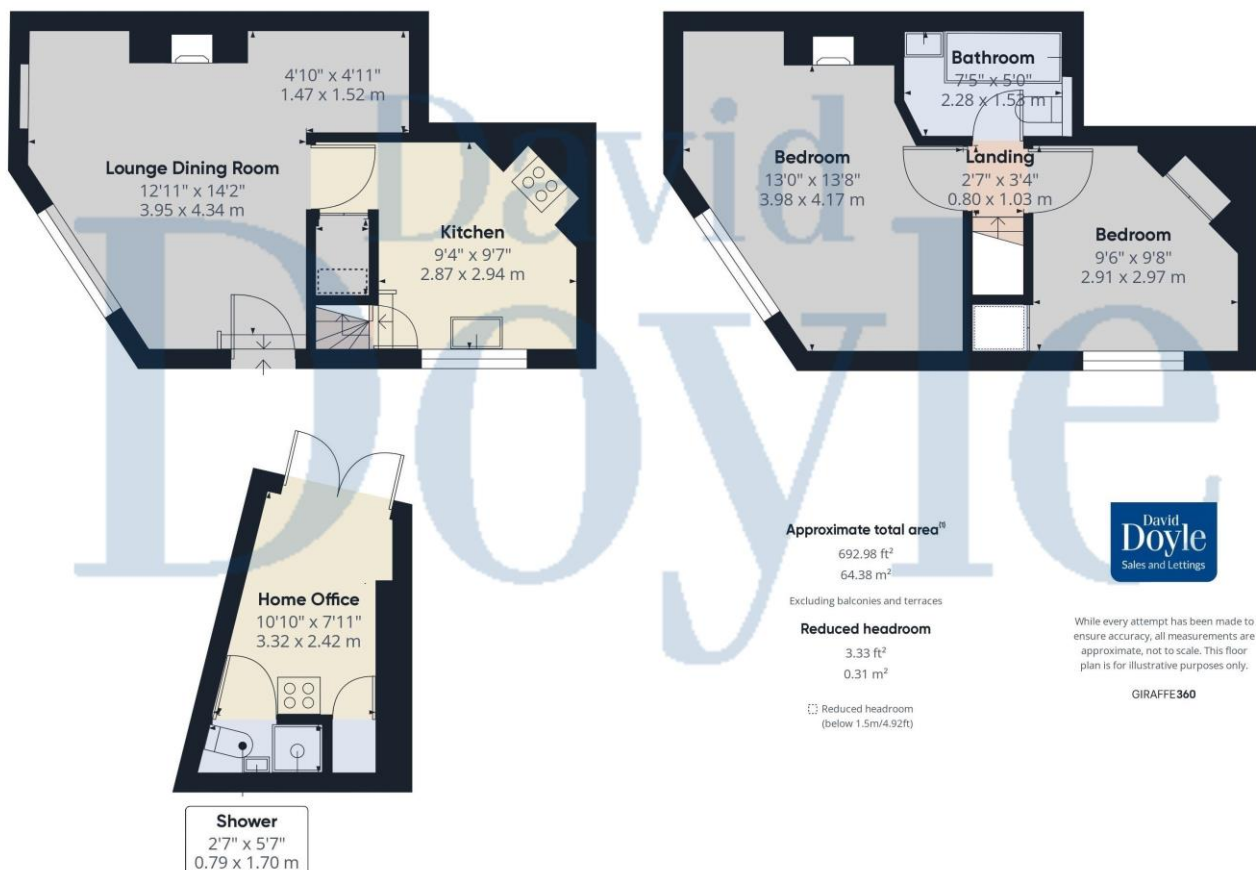
Gas heating to radiators

NO UPPER CHAIN

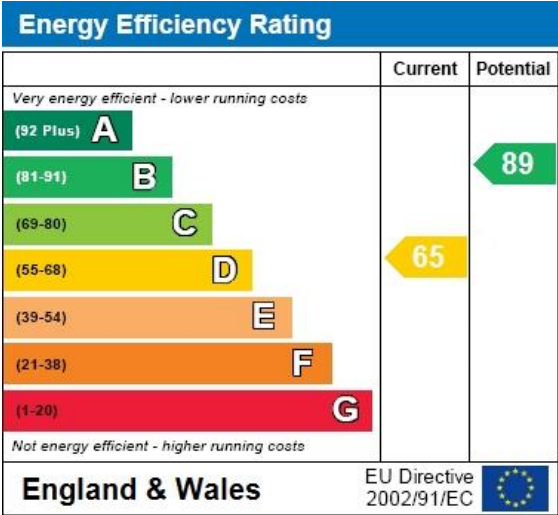
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Scan here for more details







CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

|  |   |
|--|---|
| Approximate year built?  | 1807  |
| Council Tax Band   | C   |
| This year council tax charge                                       | 1836.68   |
| Tenure   | Freehold  |
| Is the property shared ownership                                   | No  |
| Are there any maintenance charges for the road                     | No  |
| Construction type  | Brick and Tile  |
| Is your property supplied by mains electricity?                    | Yes   |
| Is your property supplied by mains Gas?                            | Yes   |
| Is your property supplied by mains drainage?                       | Yes   |
| Is your heating gas to radiator heating?                           | Yes   |
| How is your broadband supplied                                     | Fibre   |
| What parking facilities does your property have                    | Free non-allocated, non-permit parking on Piccotts End Rd |
| Please state any costs per annum for parking                       | 0   |
| Are you aware of any asbestos containing material in the property? | No  |
| Are smoke alarms installed at the property?                        | Yes   |

|  |  |
|--|--|
| Is the property an apartment?  | No   |
| Is the property in a conservation area?  | Yes  |
| Is the property listed?  | No   |
| Are there any restrictive covenants?   | Yes  |
| If yes please state what restrictions are in place.                              | Covenant relating to shared pipes, drains, cables etc under rear courtyards of adjacent properties.<br><br>Chancel repair liability  |
| Are there any rights of way or easements?  | Yes  |
| If yes please state what rights are in place?                                    | Right of way by foot across courtyard for owners or occupiers of adjacent properties. In reality, this right of way is never used as all other properties in the terrace have rear access via their own properties.  |
| Is your property in a flood risk area?   | No   |
| Has your property or nearby land flooded in the last 5 years?                    | No   |
| Are you aware of any planning permissions or applications in the immediate area? | Yes  |
| If yes please give details and links to planning portal.                         | I'm not sure what the current situation is on the Marchmont Farm site:<br><a href="https://democracy.dacorum.gov.uk/mgIssueHistoryChronology.aspx?IId=21491&amp;Opt=2">https://democracy.dacorum.gov.uk/mgIssueHistoryChronology.aspx?IId=21491&amp;Opt=2</a><br><br>I believe the plan to build west of the Leighton Buzzard Road has had permission turned down. |
| Does your property have any accessibility features installed?                    | No   |
| Has your property been subject to any structural movement?                       | No   |
| Is your property in the vicinity of any current or historic mining?              | No   |

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