

57 Bridens Camp
Hemel Hempstead
HP2 6EY

Price £400,000 Freehold

David
Doyle
Sales and Lettings



Charming and highly individual two bedroom character cottage reputed to date back to 1839 and formerly part of the Gaddesden Estate. This beautiful property has been extensively updated by its current owners and is offered in immaculate condition throughout. This rarely available property boasts accommodation comprising a living room with an inset feature fireplace and log burner opening to a dining area and fitted kitchen arranged with wall and base units, quality wooden work surfaces, a `Butler` sink and integrated appliances with an attractive stable door opening to the rear garden. Stairs from the living room lead to the first floor landing with doors to two bedrooms, the master of lovely size, a fitted wardrobe and enjoying beautiful views of the surrounding countryside. Externally, this exceptional property has both front and rear gardens, the rear garden arranged with low maintenance in mind and comprising a patio seating area, artificial lawn, a large shed, fenced boundaries and gated access. The front garden is particularly attractive and arranged with patio seating areas, lawn, mature plants and shrubs and fenced boundaries. Situated in this idyllic hamlet situation in a row of only four cottages and being close to beautiful open countryside, this rarely available property really must be viewed to truly appreciate all it has to offer.

Take the A4146 from Hemel Hempstead towards Leighton Buzzard. Proceed to Waterend, turning right opposite the Red Lion public house into Red Lion Lane. Bridens Camp is approximately half a mile from the main road.

Charming Two Bedroom Character Cottage

Reputed To Date back to 1839

Idyllic Hamlet Situation

Extensively Updated By The Current Owners

Pristine Decorative Order Throughout

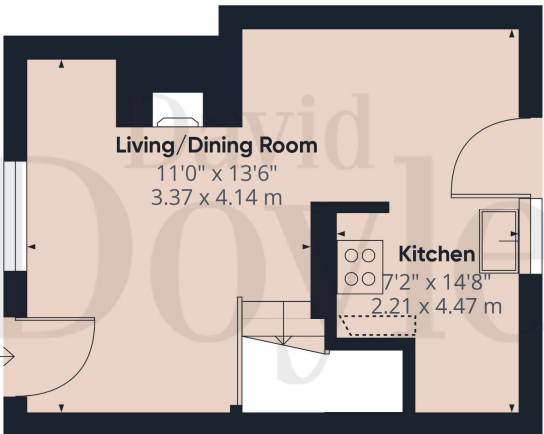
Beautiful Countryside Views

Front & Rear Gardens

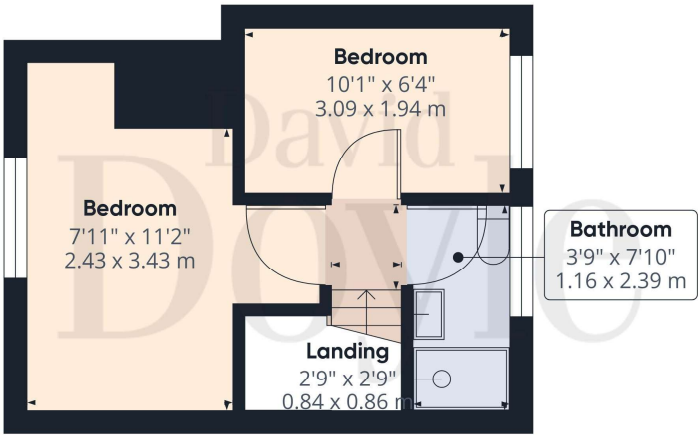
Viewing Advised

Council Tax Unknown

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
466.11 ft²
43.3 m²

Reduced headroom
2.11 ft²
0.2 m²

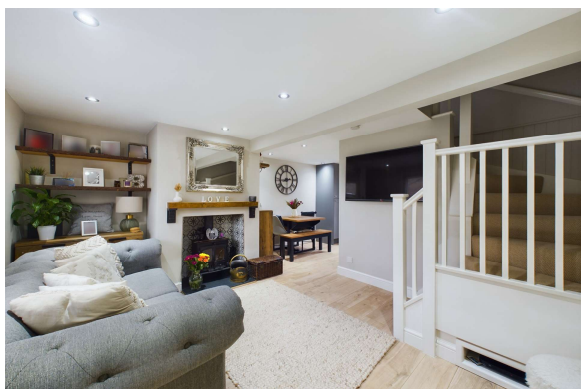
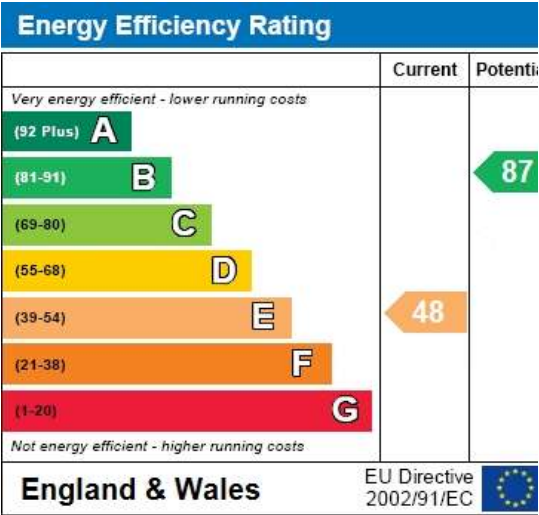
(1) Excluding balconies and terraces

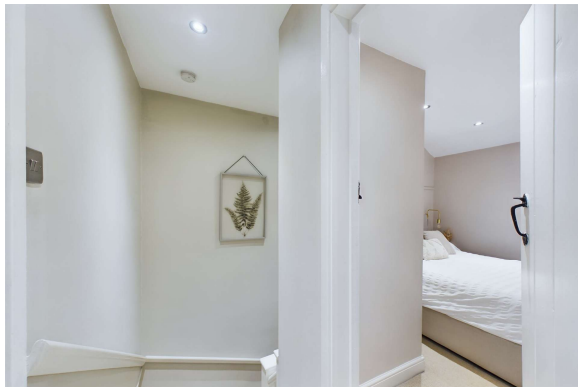
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

57 Bridens Camp, Great Gaddesden, Hemel Hempstead, Hertfordshire, HP2 6EY

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?	1839
Council Tax Band	C
This year council tax charge	1860
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?	None
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	None
How is your broadband supplied	Fibre
What parking facilities does your property have	Off road parking
Please state any costs per annum for parking	None
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? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

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? No

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.